

16 Century watermill renovated 2022. Excellent investment opportunity.

EXCLUSIVE



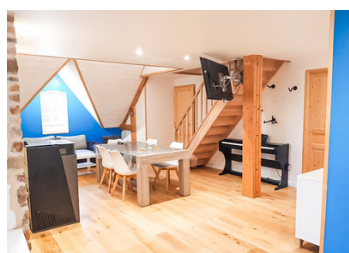
## INFORMATION

Town:	Grosville
Department:	Manche
Bed:	6
Bath:	4
Floor:	150 m2
Plot Size:	23888 m2

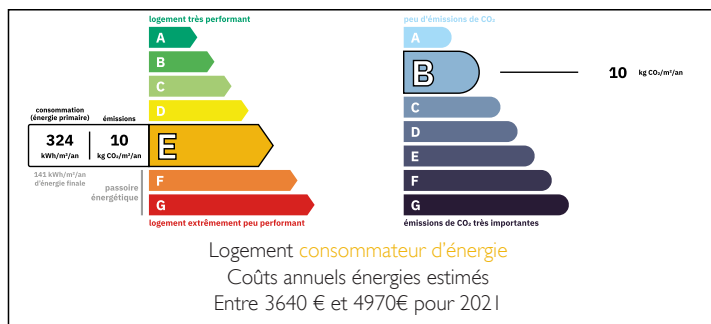
## IN BRIEF

Rare opportunity to purchase a 16th century watermill in 23888 square metres of land. Renovated in 2022 to a high standard, the main house is currently arranged as 3 dwellings with the possibility to renovate a further 120 square meters. A separate garage building has been renovated (retrospect planning consent required) with further rental units, a studio flat and generous storage at ground floor. The property is situated in a quiet countryside location just 9km from beautiful sandy beaches. The town of Lea Pieux with a good selection of shops and restaurants is 5km from the property. The house is within a 25 minute drive of Cherbourg and the ferry ports. The rental have very high occupancy rates with professional tenants.

Separate enclosed area with currently used as a dog breeding business including 3 equipped shipping containers.

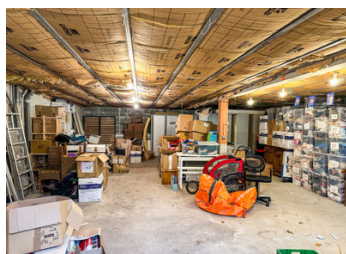


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Main House (174m<sup>2</sup>)

Appartment T4 with 3 beds (70m<sup>2</sup>)

- 2 ensuite bathrooms
- Living area

Appartment T4 3 beds

- 2 bedrooms
- 1 office with single bed
- 2 bathrooms (one under renovation)
- WC

Appartment T2 2 beds (28m<sup>2</sup>)

- Living area
- Bedroom
- Bathroom

Old Mill

- Potential to renovate a further 120m<sup>2</sup>)

Garage/workshop (140m<sup>2</sup>)

\* Retrospective planning permission required\*

Duplex apartment (97m<sup>2</sup>)

- Large living area, kitchen and utility area
- 5 bedrooms. 5 bathrooms
- Studio apartment (15m<sup>2</sup>)

Service area (25m<sup>2</sup>)

3 fitted containers (100m<sup>2</sup>) currently set up as a dog breeding business

Former bakery to renovate

Water course with possibility to install hydroelectric power)

Over a hectare of woodland

Pond

## LOCAL TAXES

Taxe habitation: EUR

## NOTES