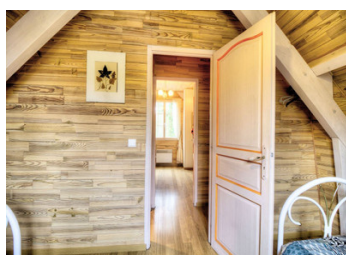
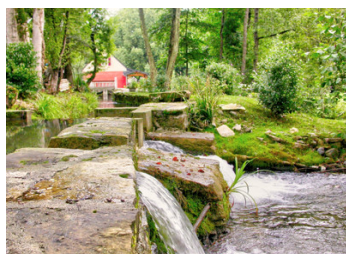
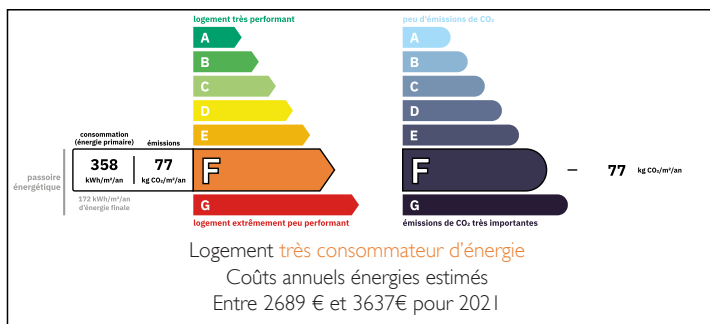


SUPERB MILL PROPERTY WITH GROUNDS OF 1.5 ACRES, 2 HOLIDAY COTTAGES/GÎTES/B&B + FAIRYTALE RIVERSIDE SETTING...



ENERGY - DPE



INFORMATION

Town:	Oloron-Sainte-Marie
Department:	Pyrénées-Atlantiques
Bed:	6
Bath:	4
Floor:	205 m2
Plot Size:	6824 m2

IN BRIEF

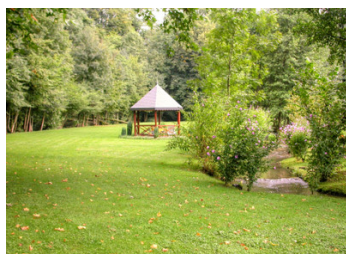
This gorgeous mill property is located in a pretty village in the Vallée d'Aspe and comprises a main house with two gallery bedrooms, two holiday cottages - one of which is a 16th-century mill - and riverside grounds of about 1.5 acres. The wooded grounds, bordered by a river, are crossed by two streams - one of which passes beneath the mill - making the land perfect for a horse a pony.

Should you require more living space in the main house, the current owner has architect's plans for enlarging the property (planning permission required) - and if you work from home, one of the holiday cottages would be perfect to use as office space/consulting rooms...

If you are intending to welcome B&B guests, the gallery bedrooms in the main house are ideal since both have en suite shower...

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

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This delightful mill property is bursting with character and cachet - and the ancient mill itself dates back to the 1500s!

Lovingly restored and renovated, the property and its two holiday cottages are completely ready for the new owners to move into. One of the holiday cottages is adjacent to the main house; the second cottage has been created by converting the mill building, which is set away from the main house. There is also a millstream running beneath the mill, which is visible through a glass floor panel in the sitting room!

Although the property is close to the centre of the village, there is no passing traffic, guaranteeing complete peace and tranquillity. It is also next to an ancient bridge, which is only accessible to pedestrians and cyclists.

The main house and the adjacent cottage form a U-shape around an internal courtyard with decorative fountain and overlooked by a traditional open gallery on the first floor.

The main house (approx. 100m²) comprises the internal courtyard, a south-facing dining terrace, a sitting room and a kitchen with a dining area. From the internal courtyard, steps lead up to the charming gallery and two bedrooms, each with an en suite shower room. The bedrooms could be used for accommodating Bed and Breakfast guests.

The holiday cottage adjacent to the main house is approximately 48m² and has a private garden and covered terrace, which overlooks the river and grounds. The ground floor of the cottage comprises an open-plan sitting room/dining...