

Enchanting water mill with gîte & roulottes – B&B charm and income in a storybook, riverside setting!



INFORMATION

Town:	Ganac
Department:	Ariège
Bed:	7
Bath:	5
Floor:	228 m2
Plot Size:	8829 m2

IN BRIEF

Looking for a picture-perfect lifestyle change in the south of France?

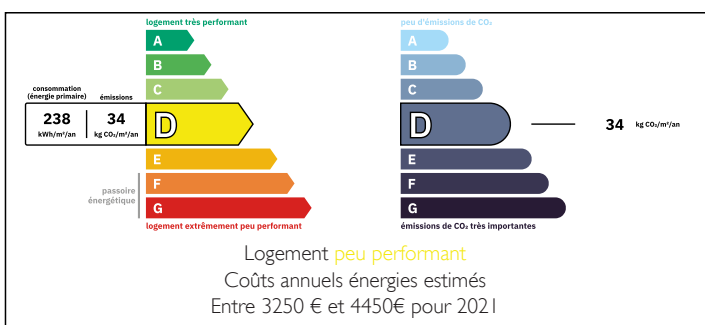
Just 5km from the vibrant town of Foix, this beautifully restored water mill offers a rare opportunity to run your own B&B, gîte, and gypsy caravan rentals — all in a tranquil, storybook setting.

Dating back to the French Revolution, the mill has been renovated with care and respect for its heritage.

Original stone walls and charming features blend seamlessly with modern comforts including central heating, double glazing, insulation, and a cosy wood-burning stove — ensuring comfort all year round.

Set in stunning natural surroundings, it's a haven for outdoor lovers: cycling, hiking, rafting, canoeing, and

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.



LOCAL TAXES

Taxe foncière: 997 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A RARE GEM IN GANAC – WATER MILL ESTATE WITH GÎTES, B&B, GYPSY CARAVANS & INCOME POTENTIAL

Tucked away in a secluded valley just minutes from Foix, this enchanting 18th-century water mill estate is the ultimate lifestyle and business opportunity. Set along both sides of a gently flowing river, the property spans meadows, orchards, springs, and woodland — a peaceful, picture-postcard setting for your French dream.

THE ESTATE

A nature lover's paradise, the grounds include:

- Peaceful meadows and a patch of woodland — ideal for outdoor activities, glamping or nature retreats
- An old orchard with apple, pear, fig, walnut, and kiwi trees
- A vegetable garden and several natural springs for sustainable living
- A serene pond and a small private beach on the river — perfect for wild swimming or summer picnics

Two beautifully crafted, fully equipped wooden caravans offer magical accommodation for guests — ideal for B&B, gîte rental or teleworking in total tranquillity.

This property lends itself to multiple income-generating possibilities, such as:

- Guest house or chambre d'hôte
- One or more self-contained gîtes
- Holiday rental of two gypsy caravans (roulottes)
- Potential to add more caravans, subject to planning

MAIN HOUSE (156 m² – Former Water Mill)