

17th century moulin with gite, chambre d'hotes, camping facilities set in over 1 acres of land close to Craon



INFORMATION

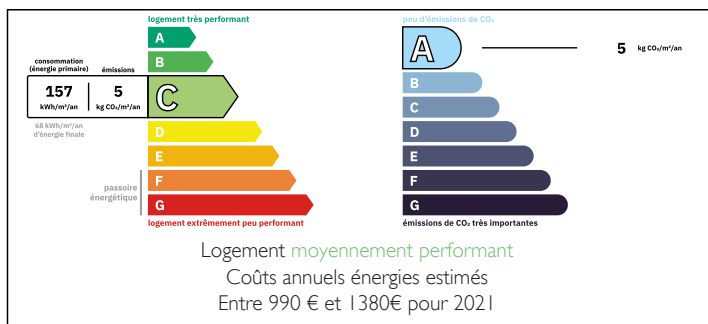
Town:	Craon
Department:	Mayenne
Bed:	6
Bath:	4
Floor:	225 m2
Plot Size:	46016 m2



IN BRIEF

Picturesque 17th century watermill nestling in the heart of pretty gardens next to the river. This lovely property consists of a main house, two bedroom gîte, and two bedrooms in mill house suitable for bed and breakfast. In addition there is a stable block and land for horses. This has great business potential in the most idyllic of settings

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

This superb property is set just outside the local town of Craon in the Southern Mayenne region and Loire Valley. It stands in 5ha of woodland, hillsides and meadows, with the river l'Uzure gently running by.

This is the property that has absolutely everything! A 500 year old restored mill with a world of opportunities such as a luxury chambre d'hotes, a self contained gite and a camping site.

The mill still contains the workings and the original water wheel. Within the mill house there is a luxurious salon with wood burning stove, tiled floors, attractive built in cupboards and French windows looking out onto pretty gardens. From the salon wooden stairs lead up to two beautifully individually decorated bedrooms both with en suite and one with a Juliet balcony. From the landing there is a further wooden staircase leading to a spacious attic and the possibility of two further bedrooms.

The main house festooned with wisteria has a fitted kitchen/diner. A large lounge with an open fire, a bedroom and bathroom with shower. An additional room adjacent to the lounge can be used as either a bedroom or an office area. To rear of house there is a large utility area /cave.

Housed with n the outbuildings are two stables and an shower, toilet and washing up area. The grassy meadow is an ideal campsite,surrounded by further paddocks.

The land the other side of the river is accessible by either...

LOCAL TAXES

Taxe habitation: EUR

NOTES