

Superb 4 bed-house and old mill - water rights preserved, near La Haye du puits, Cotentin, Normandie, France



INFORMATION

Town:	La Haye
Department:	Manche
Bed:	4
Bath:	1
Floor:	188 m2
Plot Size:	21634 m2



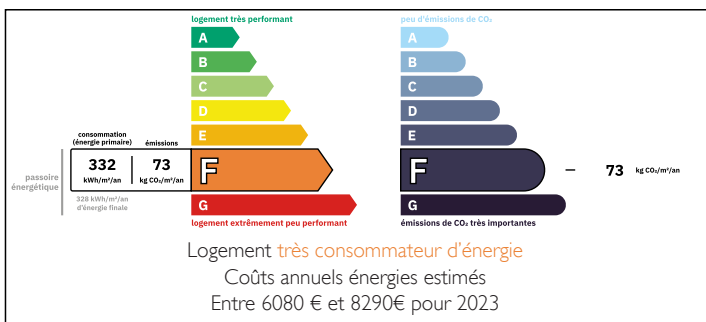
IN BRIEF

Just 2 km from the bustling market town of La Haye-du-Puits, with its excellent range of shops, restaurants, cinema, sports facilities and popular weekly market, this charming property enjoys a peaceful countryside setting while remaining close to every convenience.

This rare estate comprises an elegant 188 m² house, a historic watermill with its original water rights, two enclosed garages, several useful outbuildings and approximately 2 hectares (5 acres) of land.

The house is full of character, offering generous living space, abundant natural light and many original features. It provides four bedrooms, spacious reception rooms and a warm, welcoming atmosphere, making it equally suited as a permanent family home, an impressive holiday residence or a country retreat.

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 habitation: 1000 EUR

NOTES

DESCRIPTION

The true centrepiece of this remarkable property is its historic watermill, arranged over three floors. A large part of its original machinery, gears and working mechanisms has been carefully preserved, offering a fascinating glimpse into its rich industrial heritage. The property also benefits from its original water rights, presenting exciting possibilities for restoration or even the opportunity to generate your own hydroelectric power.

The various outbuildings provide excellent potential for workshops, storage, entertaining spaces or a wide range of personal or business projects.

Ideally located, the property is just 45 minutes from Cherbourg and its ferry port, providing convenient connections to the UK and Ireland while allowing you to enjoy the peace and tranquillity of the Normandy countryside.

Ground Floor

Entrance hall – 5 m²

Dining room (21 m²) with fireplace and wood-burning insert

Sitting room – 24 m²

Kitchen – 10 m²

Utility room – 7 m²

Inner hallway with wash basin – 3 m²

Separate WC

Study – 8 m²

Conservatory – 20 m²

First Floor

Bedroom 1 – 19 m²

Bedroom 2 – 24 m²

Landing

Family bathroom – 9 m²

Two interconnecting bedrooms of 11 m² and 10 m²

Second Floor

A full attic with attractive original wooden flooring, offering excellent conversion potential, subject to any necessary permissions.