



## Detached Former Water Mill in Bucolic Location



### Info Agente

Nombre:	David Evans
Nombre empresa:	Cle France Ltd
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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 557,397.73

### Ubicación

País:	Francia
Código postal:	50450
Publicado:	05/06/2025

### Descripción:

Detached Former Water Mill in Bucolic Location with its house in an idyllic setting comprising:

- Ground floor: entrance, fitted kitchen, living room, bedroom, shower room with toilet.
- 1st floor: large living room with balcony, bedroom with dressing room, another bedroom, bathroom, laundry room, two toilets.
- 2nd floor: three bedrooms, office, bathroom with shower and toilet.

Building used as a garage and outbuildings with great potential.

The mill is founded in title, it therefore benefits from its water rights and is sold with all the hydraulic works, its water intakes, its sluice gates, spillways, millraces and canals.

The property extends over 52,528 m2 including gardens, a wooded park and a large meadow.

For any further information, do not hesitate to contact us today.



Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Manche is in Lower Normandy and is bordered with Calvados, Orne, Mayenne and Ille-et-Vilaine. The English Channel in the west, north and north-west coastlines makes getting here to its many ports very easy from the UK. There is also an airport in Caen and many others are easily accessible in the surrounding regions such as Rennes airport.

History is all over the department through its museums and heritage, discovering the local traditions and culture as well as Chateaux, religious monuments, water mills, maritime sites and gardens is easy to do. The biggest 'must-do' is a visit to Mont Saint Michel.

Tourism plays a major role in the economy of the department which is fine because there is so much to see and do.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Común

Dormitorios:	6
Baños:	3
Tamaño del lote:	52528 m2

## Room details

Indoor Features:	Fitted kitchen
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## Lease terms

Date Available:

## Contact information

IMLIX ID:

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