



## Former Water Mill in Bucolic Setting



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 866,187.65

### Posizione

Nazione:	France
Cap:	61000
Pubblicato:	31/03/2026
Descrizione:	

We offer for sale this exceptional property, a former mill, authentic and full of charm, dating from the 17th and 18th centuries, with a 15th-century section (former watermill), nestled in the heart of the Ecouves forest, beside a stream, with a pond, well, horse paddock, approximately 3 hectares of pastureland and a small poplar grove, all 5 km from Alençon.

This property is nestled in a delightful, peaceful, and secluded setting, facing south, and comprises:

A main house (former mill), including on the ground floor: an entrance hall, a hallway leading to a kitchen opening onto a large living room (terracotta tile floor) of 45m<sup>2</sup> and a sitting room/library with terracotta tiles, exposed beams, and a fireplace of approximately 36m<sup>2</sup>. A WC, a bedroom, a shower room, and an extension with a covered patio for outdoor dining or other uses.

You will also find a large paved terrace of approximately 150m<sup>2</sup>, a studio apartment on a mezzanine level with a fireplace and sleeping space.

On the first floor of this house, there are two large bedrooms with office areas (25 and 35m<sup>2</sup>), a master suite of 36m<sup>2</sup>, a shower room, and a WC.



On the second floor, there is a landing with a bedroom and an attic that could be converted.

In the basement, there is a large double garage, another garage under the covered patio, a laundry room, and a boiler room with a new heat pump and a hydrodynamic water heater.

Several outbuildings complete this property, including a stone building with a tiled roof of approximately 120m<sup>2</sup>, with a workshop, two former pigsties (with the possibility of creating stalls) and an attic upstairs, and a beautiful riding arena for working your horses.

- Fibre optic internet on site,
- Double-glazed wooden windows,
- Exceptional living environment;
- Heat pump heating,
- Jacuzzi,
- 3 hectares

All this on a magnificent, well-maintained, and wooded plot of approximately 3 hectares, with a robotic lawnmower available.

To discover this rare property for sale, contact us without delay.

The department of Orne, in Lower Normandy is bordered by the other two departments in the region, Manche and Calvados. It is located in the south of the region bordering with Mayenne, Sarthe, Eure et Loir and Eure. It is the only Normandy department without a coastline.

Orne's history was built through war, destruction and chaos but also through prosperity so don't worry it is a calm and peaceful place to live and visit now! It has rolling countryside, open meadows and boasts some of the best weekly markets in France.

Nowadays you can still see vestiges from all the troubled periods, as well as modern architecture that followed WWII. Nice property in the area is easy to find and reasonably priced.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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.



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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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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)

### **Comune**

Camere da letto:	5
Bagni:	2
Dimensione del lotto:	29237 mq

### **Utility details**

Heating:	Si
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX8.294.639
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