



## Ancien moulin du 19ème siècle



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 733,848.59

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Orthez  
ZIP code: 64300  
Posted: May 29, 2025

### Description:

This beautiful, picturesque mill house has been professionally restored in recent years and offers 7 bedrooms - 4 with en-suite bathrooms. The setting is idyllic, with a private gated entrance leading down to the mill house entrance, gardens and in-ground pool.

The property is divided into two distinct areas on each side of the entrance hall. To the south west elevation you will find the Chambre d'Hôte activity, comprising a spacious, open-plan dining kitchen and three private guest rooms, each with their own bathrooms. The fourth guest suite is accessed from the gardens, with a little outdoor terrace. A guest relaxation room offers a sauna and a sitting room with comfy sofas and a wood burning stove for the winter months. Guest can also enjoy an outdoor jacuzzi overlooking the gardens to the rear of the property.

The owners private quarters are found in the north east elevation from the entrance hall. This comprises of a sitting room open to the ceiling beams, with a pellet burner stove, a ground floor bedroom and bathroom / laundry room and two further bedrooms, an office and shower room off the first floor gallery.

The property has an established B&B business with excellent guest ratings. It would suit anyone wishing to run a guest house in this beautiful region, or alternatively, it could easily adapt to offer an independent gite, with the addition of a second kitchen in the 20m2 garage.

The market town of Orthez is just 5 minutes by car and offers a good level of commerces, schooling,



medical facilities and transport links; the TGV from Orthez station connects to Paris within 4 hours and the Autoroute gives access to the atlantic coastline around Biarritz in one hour. There is a very good weekly market offering local produce throughout the year.

Built: 1800

## Common

Bedrooms: 7  
Bathrooms: 6  
Finished sq. ft.: 283 sq m  
Lot Size: 5771 sq m

## Room details

Total rooms: 9

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 145

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/AGHX-T645640/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T645640/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1480638

