

# Former Water Mill with Waterfall and Body of Water



## Agent Info

Name:	David Evans
Company	Cle France Ltd
Name:	
Country:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

## Listing details

Property for:	Sale
Price:	USD 751,619.02

## Location

Country:	France
ZIP code:	61290
Posted:	Oct 27, 2025
Description:	

Former Water Mill, built in the 17th century and completely renovated in the 20th century, located in the heart of the Perche Regional Park, near a small, charming town. This mill still benefits from its water rights thanks to its millrace, waterfall, and sluice gates (soon to be automatic), which are still in operation.

- Ground floor: it comprises a spacious 50 m<sup>2</sup> living room with access to a terrace overlooking the millrace, a fitted and equipped kitchen opening onto a dining room, an office, a bedroom, a bathroom, a toilet, a laundry room, and a conservatory.

- Upstairs: a landing leads to a toilet, a shower room, and three bedrooms with beautiful exposed timbers.

It also features a superb stone outbuilding with several fireplaces, a stable, and a sheepfold that could accommodate a second home.

All set on 1.91 hectares of land with a large orchard, a vegetable garden, and a magnificent wooded parkland plot.

To discover this exceptional property, contact us today.

Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and

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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 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.

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)

### **Common**

Bedrooms:	4
Bathrooms:	3
Lot Size:	19135 sq m

### **Lease terms**

Date Available:

### **Contact information**



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IMLIX ID:

IX7.726.912

