



## Propriété du Moulin d'Eguebaude



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 989,851.59

### Localização

Country:	França
State/Region/Province:	Grand Est
Cidade:	Estissac
CEP:	10190
Adicionado:	05/04/2025

#### Informação adicional:

Less than 2 hours from Paris (150 km), nestled in a haven of peace and greenery, discover this magnificent property cradled by the waters of the Vanne, a first-class river. The estate reveals the unique charm of the Moulin d'Eguebaude and its fish farm, the miller's residence, as well as "La grange" offering welcoming single-story guest rooms. The caretaker's house (5-room pavilion) at the entrance to the estate completes the property. Located in the picturesque Pays d'Othe, and only 20 minutes from Troyes, a city steeped in history, this exceptional property extends over more than 9 hectares, combining woods, meadows, ponds and a river, offering an idyllic, timeless setting.

The Mill, restored in the 18th century, offers a commercial space on the ground floor, while the first floor consists of a large reception room, a living room, and a professional kitchen. The second floor houses three guest rooms, each with a private bathroom, combining comfort and charm. The barn, an emblematic building in the Aube style with its half-timbered walls, offers additional guest rooms, and the miller's house offers storage space on the ground floor as well as traditional accommodation upstairs. The caretaker's lodge, with its large living room, veranda, equipped kitchen, four bedrooms, and bathroom, provides additional living space and a full basement.

This exceptional property, a true oasis for nature lovers, represents a unique opportunity whether to continue the existing fish farming and gîte activities or simply to enjoy this enchanting setting. For more information or to arrange a viewing, please do not hesitate to contact me.

Construído:	1800
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## Comum

Quartos de dormir:	8
Banheiro:	8
Pés quadrados acabados:	500 m <sup>2</sup>
Tamanho do lote:	67033 m <sup>2</sup>

## Room details

Total rooms:	14
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	213
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## Building details

Parking:	Sim
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## Lease terms

Date Available:	
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## Informação adicional

URL do site:	<a href="http://www.arkadia.com/FFPA-T84608/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/FFPA-T84608/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	184448
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