

## Former Water Mil in Three Hectares



### Информация об агенте

Название:	David Evans
Название компании:	Cle France Ltd
Страна:	Великобритания
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 922,554.37

### Местоположение

Страна:	Франция
Почтовый индекс:	61250
Добавлено:	20.10.2025
Описание:	

We offer for sale this exceptional, authentic and charming 17th and 18th century "former mill" property, with a 15th century section (former water mill), nestled in the heart of the Ecouves forest, on the banks of a stream, with a pond, well, horse riding stable, approximately 3 hectares of grassland, and a small poplar grove.

This property is nestled in a delightful, quiet, and private setting, facing south. It comprises:

**MAIN HOUSE** (former mill), comprising:

- Ground floor: an entrance hall, a hallway leading to a kitchen opening onto a large living room (terracotta floor) of 45m<sup>2</sup> and a lounge-library with its terracotta tiles, beams, and fireplace of approximately 36m<sup>2</sup>. WC, one bedroom, a shower room, and an extension with a covered patio for meals or other activities.

You will also find a large paved terrace of approximately 150m<sup>2</sup>, a half-floor studio with a fireplace and sleeping on the mezzanine.

- First floor: of this house, two large bedrooms with an office area (25 and 35m<sup>2</sup>), a 36m<sup>2</sup> master suite, a shower room, and WC.

- Second floor: a landing with a bedroom and a convertible attic.
- Basement: a large garage (2 passenger compartments), another garage under the covered patio, a laundry room, a boiler room with a new heat pump and hydrodynamic tank.

Several outbuildings complete this complex, including a stone building with a tile roof of approximately 120m2, with a workshop, two former pigsties (possibility of creating stalls), and an attic upstairs.

- Fibre optic network on site,
- Double-glazed woodwork,
- Exceptional living environment;

All set on a magnificent, well-maintained and wooded plot of approximately 3 hectares.

To discover this rare property for sale, 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 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

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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)

### **Общие**

Спальни:	5
Ванные комнаты:	2
Площадь участка:	31293 кв м

### **Utility details**

Heating:	да
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.714.334

