

## Picturesque 19th Century Watermill In Private Grounds With Swimming Pool



**€ 628,000 fai**

**FCH1081**

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.

Information on the risks to which this property is exposed is available on the website Géorisques - <https://www.georisques.gouv.fr>

## Property Features

### Additional Information

|                          |   |                                    |                     |
|--------------------------|---|------------------------------------|---------------------|
| Habitable Space : 283 m² | No of Rooms Total : 9                                 | No. Reception Rooms : 2            | No. of Bedrooms : 7 |
| Bathrooms : 0            | Shower Rooms : 6                                      | W.Cs : 6                           | Utility Room : Yes  |
| Tax Fonciere : € 3000.00 | Heating : Oil Fired Central Heating<br>+ Pellet Stove | Hot Water : Electrique Water Tanks |                     |

### Construction

|                                     |                    |
|-------------------------------------|--------------------|
| Year : 19th Century                 | Type : Residential |
| Roof : Traditional Picon Roof Tiles |                    |

### Services

|                          |                               |
|--------------------------|-------------------------------|
| Tele / ADSL : Yes / Yes  | Drainage : Septic Tank        |
| Glazing : Double Glazing | Eco Features : Double Glazing |

### Grounds

|                                       |                               |
|---------------------------------------|-------------------------------|
| Land Area : 5771 m²                   | Boundary : Partially Enclosed |
| Terrace : Several Terraces            | Garden Well : No              |
| Garage : Yes 21m2                     | Car Port : No                 |
| Swimming Pool : 10 x 5M Chlorine Pool |                               |
| Outbuildings : No                     |                               |

### Ancillary Buildings

**For Further Information, please contact.**

**Joanne Davey**

French Character Homes  
Telephone: +33 (0)5 59 12 28 13  
Mobile: +33 (0)6 77 70 21 98  
[sales@frenchcharacterhomes.com](mailto:sales@frenchcharacterhomes.com)  
[www.frenchcharacterhomes.com](http://www.frenchcharacterhomes.com)

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**S.A.S. French Character Homes**

R.C.S. PAU: 514275239 N° TVA : FR86514275239  
Carte Transaction Immobilière CPI 6402 2017 000 019 047  
délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris