

SOLD - COSY FARMHOUSE + MILL & SAWMILL + BARNs + LAND 2,3HA (5,7 ACRES) + STUNNING RIVERSIDE SETTING



INFORMATION

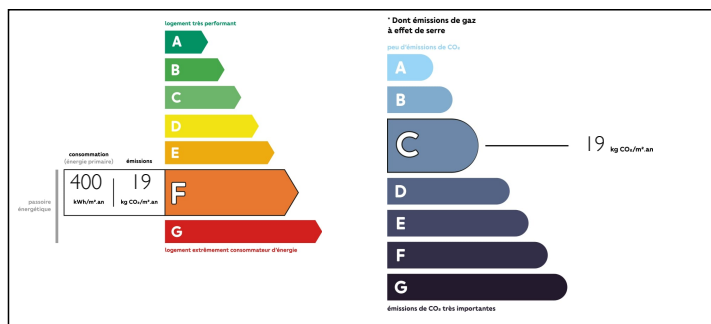
Town:	Tardets-Sorholus
Department:	Pyrénées-Atlantiques
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	23293 m2



IN BRIEF

SOLD - Perfect for a family home, a second home or a holiday cottage to rent out, this three-bedroom Basque-Country farmhouse with partly working watermill is set in riverside grounds of 8,875m² in the picturesque foothills of the Pyrénées. A separate private forest of 14,418m² is accessible 600 metres away on the far side of the river. Set back from the farmhouse, the property's ancient watermill and adjoining sawmill have been beautifully restored by the current owner - and the millstones are operational for demonstration purposes. NB: although the mill has "en titre" water rights, there is no longer enough water for generating hydroelectric power. The riverside town of Tardets-Sorholus is a short drive away, as are ski resorts in the Pyrénées (about 30 mins) and beach resorts on the Atlantic coast (about 90 mins away). As well as being ideal for anybody who is passionate about mills, this fantastic...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Built in 1820, this pretty farmhouse is located in a delightful riverside setting in the foothills of the Pyrénées. The property also has an ancient, and still partly functional, watermill, grounds of 8,875m² and a separate forest of 14,418m², which is situated 600m away on the other side of the river. And if you enjoy wild swimming, there are two places in the river where this is possible!

Bursting with character, history and cachet, the watermill dates back to at least the mid 18th-century and has been lovingly restored by the existing owners since they purchased the property in 1996. The mill has full "en titre" water rights, but unfortunately there is no longer enough water to generate hydroelectric power. The milling part of the mill does, however, work perfectly for demonstration purposes.

The property is accessible from the main road via a private drive. The drive leads down to the farmhouse, where there is space for parking next to the farmhouse or a little further on in a garage/barn, which is adjacent to the mill building.

The front door of the farmhouse opens into a delightful cottage-style main room with a sitting area and a dining area. The room has exposed stone walls, exposed wooden beams, a traditional open fireplace and French doors, which open out to a south-facing decked terrace where you can dine alfresco! Adjacent to the sitting area is a sunny kitchen, which also has doors out to the dining terrace and garden....

LOCAL TAXES

Taxe foncière: 389 EUR

NOTES