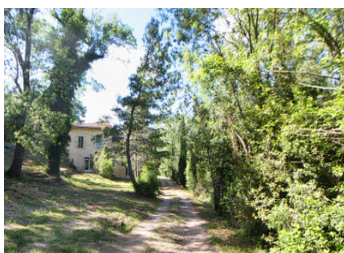


Magnificent 17th century mill comprising main residence, 3 apartments. Garden. Pool. Near Clermont l'Hérault.



INFORMATION

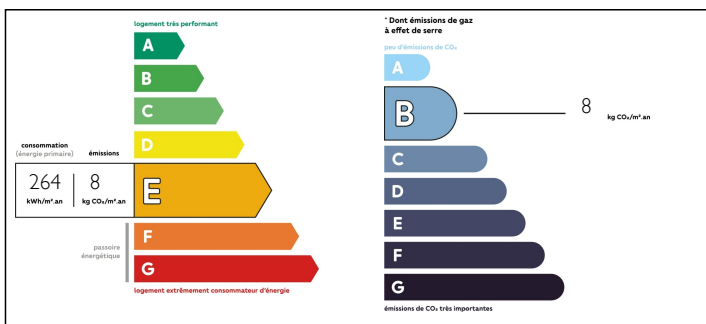
Town:	Clermont-l'Hérault
Department:	Hérault
Bed:	14
Bath:	7
Floor:	804 m2
Plot Size:	7074 m2



IN BRIEF

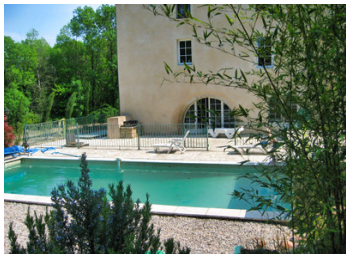
In the heart of the Herault Valley, a tourist hotspot, this impressive historic mill is part of the former royal factory of Villeneuve. It offers 805m2 of living space in total, on a beautiful wooded plot of over 7000m2. Substantial renovation work is required but there is enormous potential here. Whether you develop a tourist project with revenue potential, be it a gite project, or bed and breakfast or make a multi generational family home, you'll be charmed by this unique property. Spread over 3 floors this traditional building currently offers a main residence of 460 m2 on the ground and first floors. On the 3rd level are the 3 apartments of 108m2, 105m2, 131m2 with a separate access directly from the road next to the property. Spacious rooms, vaulted ceilings, and original features, such as exposed beams and stonework and magnificent stone arches, make this an attractive and...

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.



LOCAL TAXES

Taxe foncière: 6053 EUR

NOTES

DESCRIPTION

This is a house of 2 sides. The main house of approximately 460m² faces toward the village and comprises on the ground floor; a large entrance hall, fitted kitchen and a 62m² lounge with 2 wood burners and glass doors opening onto a large terrace and the pool. There are also 2 magnificent vaulted rooms of 58m² and 76m², as well as several other rooms to organise according to your needs. Magnificent stone arches and stone pillars hint at this buildings industrial heritage.

The 1st floor offers 4 bedrooms, one of which is 36m², an office, bathroom to renovate and shower room to be finished.

The apartments face towards the road and have independent access and parking for several cars. Apartments 1 and 2 share an entrance hall and a terrace in front of 20m², Apt 1 of 108m² living space consists of a fitted kitchen, lounge with wood burning stove, 3 bedrooms, bathroom and shower room.

Apt 2 of 105m² living space consists of a large double height living/dining room with wood burner and space for an open plan kitchen. On a mezzanine floor there are 3 bedrooms and a shower room and bathroom to renovate.

Apt 3 of 131m² living space consists of an impressive 72m² living/dining room with open plan kitchen and wood-burner, 3 bedrooms, a bathroom and toilet. On the upper floor there are 2 small rooms with sloping ceilings. There is a terrace in front of the apartment of 17m².

Outside, the garden...