

Impressive working watermill with two separate living quarters and superb waterfront views of the River Loir.



INFORMATION

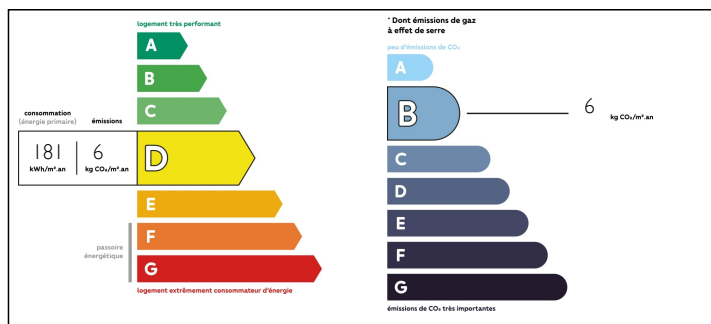
Town:	Huillé-Lézigné
Department:	Maine-et-Loire
Bed:	6
Bath:	3
Floor:	440 m2
Plot Size:	1000 m2

IN BRIEF

This impressive mill house commands a truly idyllic spot on the river Loir, on the edge of a charming village in the northern Loire Valley. A former cardboard box factory, the building dates back to 1850. It is divided into 2 wings which would easily work as spacious accommodation for an extended family, or residence with gîte or guest house. On the mill wheel side, the 2-bedroom wing has a vast loft-style living / dining / kitchen space overlooking the river. There is a huge workshop beneath, with garage doors and space to park inside. This double glazed space has a goods lift serving all floors and machinery to produce power from the mill wheel. The other wing is cosier and has 4 bedrooms, fully fitted kitchen and terraces overlooking the water. The property includes a well-kept garden, large hangar and a separate vegetable plot. The village has a boulangerie,...



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 habitation: 3132 EUR

NOTES

DESCRIPTION

It's hard not to be impressed by the vistas from the vast loft-style living space high above the working mill wheel. The two wings both have frontage on the river overlooking the weir, willow trees, and tree-lined paths.

The loft wing comprises:

Ground level:

Entrance hall leading to the workshop : double-glazed, with tall ceilings and working machinery to generate power from the mill wheel; goods lift; a vast space suitable for use as a workshop, studio...numerous possibilities.

Spiral staircase leading to:

On the first floor:

Entrance hall with separate WC, goods lift; Triple-aspect Loft living / dining / kitchen [183m²] with panoramic views of the river; fully-fitted kitchen with large island; (access to the other wing); Bedroom 1 [approx 34m²] with shower room and WC, fitted wardrobes; Bedroom 2 with shower room;

The other wing comprises:

Ground Floor:

Living / Dining Room [34m²] with terraces on both sides and wood burning insert stove which heats the whole wing; Fully-fitted kitchen [18m²]; Bedroom 1 [14.8m²]; Bathroom with WC, basin [9.4m²]. Stairs leading to:

First Floor:

Open office / Study [16m²]; Library / gym with access to the loft side [23m²]; Bedroom 2 [18m²]; Bedroom 3 [14.8m²]; WC and basin [5.4m²].

Beneath both wings: Laundry / Store Room and cellars (all dry and free from damp) and the two water courses.

Outside: Driveway via a bridge over the water course to a small front garden, mature shrubs and the old mill stones; courtyard and parking for 4 or more cars.