



EXQUISITE MILL PROPERTY IN THE BASQUE  
COUNTRY + HOLIDAY COTTAGE + APARTMENT  
+ 2.6 ACRES + MOUNTAIN VIEWS...



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EXQUISITE MILL PROPERTY  
IN THE BASQUE  
COUNTRY + HOLIDAY  
COTTAGE + APARTMENT  
+ 2.6 ACRES + MOUNTAIN  
V...



PROPERTY FACT FILE	
REFERENCE	A33850CEL64
PRICE	€ 525,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	250 m <sup>2</sup>
LAND	10504 m <sup>2</sup>
TOWN	Tardets-Sorholus
DEPARTMENT	
LOCATION	Village property
TYPE	
CONDITION	
FEATURES	Mains Drains, River Frontage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- Fantastic mill property in excellent condition
- Holiday cottage + apartment to rent out
- Mill machinery in working order (display only)
- Peaceful river location + rural & mountain views
- Not far from town with schools, shops, bus route

EXQUISITE MILL  
PROPERTY IN THE  
BASQUE COUNTRY +  
HOLIDAY COTTAGE +  
APARTMENT + 2.6 ACRES  
+ MOUNTAIN V...  
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This magnificent 18th-century mill near the riverside town of Tardets-Sorholus is a beautiful family home with a holiday cottage, a small apartment, a turbine room with the original mill workings and land of 2.6 acres (1 hectare), much of which borders a nearby river (there is no flood risk to the house).

## DESCRIPTIF

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Built in 1762, this superb mill property is bursting with history, character and cachet! It has been lovingly restored and renovated in consultation with an architect) and it is completely ready for the new owners to move into! The main house of 250m<sup>2</sup> includes a self-contained one-bedroom apartment of 47m<sup>2</sup> on the ground floor and an unconverted second floor of 80m<sup>2</sup>, along with an adjoining holiday cottage/gîte of 55m<sup>2</sup>.

The approach to the mill is along a private track. The track stops at the property, where there is ample room for parking. The ground floor of the mill comprises the self-contained apartment, a machine room and a wine cellar. The small apartment is all on one level and has an open-plan sitting room/dining room/kitchen with a wood-burning stove, a bedroom, a shower room and a WC.

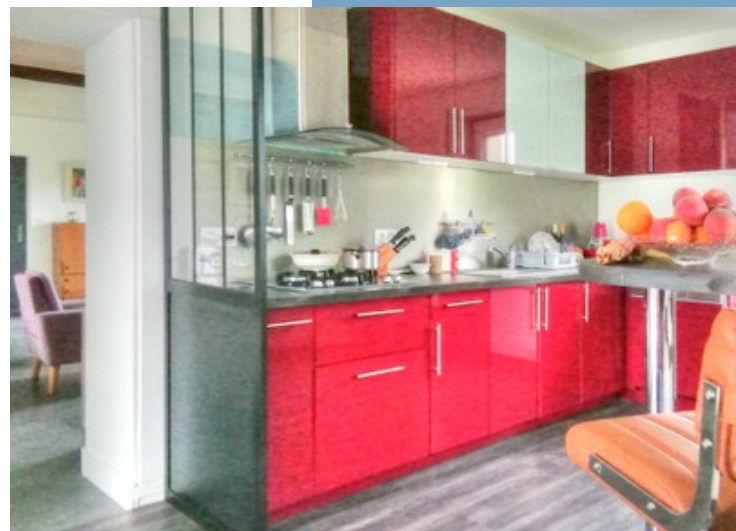
The machine room of 44m<sup>2</sup> opens onto a balcony, which overlooks the mill race. Through a glass window on the floor of the machine room, you can see a paddlewheel which is turned by the water flowing under the mill. From the paddlewheel, a transmission shaft comes up into the machine room and turns toothed wooden gearwheels... at a frightening speed! In the past, pulleys and belts attached to this mechanism turned millstones for grinding flour, as well as an electricity generator. It is not certain that the flow of water is today is sufficient to produce a useful amount of electricity, but an enthusiast of this type of mechanism could certainly have fun trying!

Stairs

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A33850CEL64>

COMPLETE FILE AND PHOTO ON REQUEST

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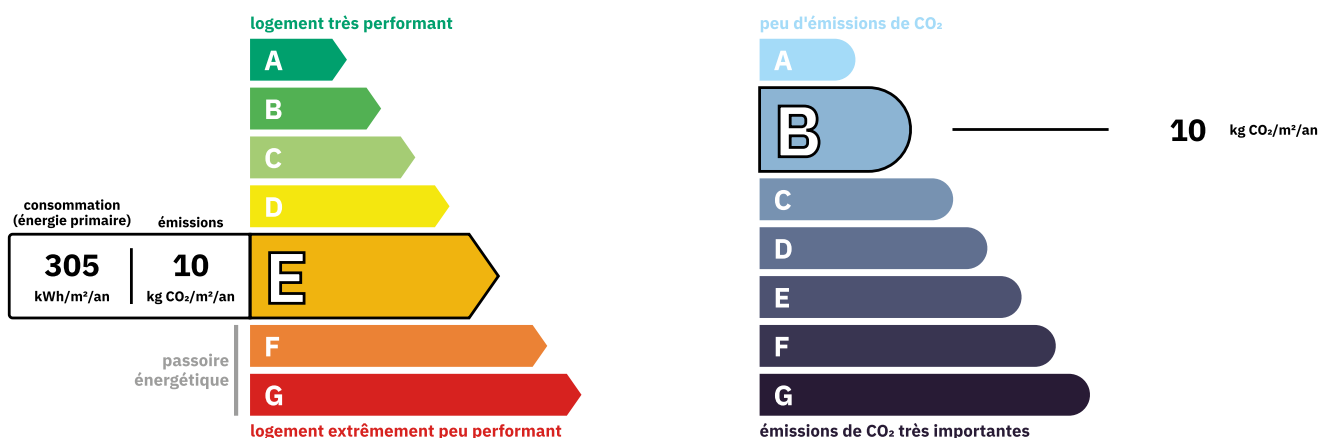


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## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 4294 € and 5810€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

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## CONTACT

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AND PHOTOS  
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