

16 Century watermill renovated 2022. Excellent investment opportunity.

EXCLUSIVE

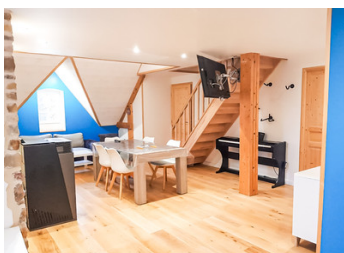


INFORMATION

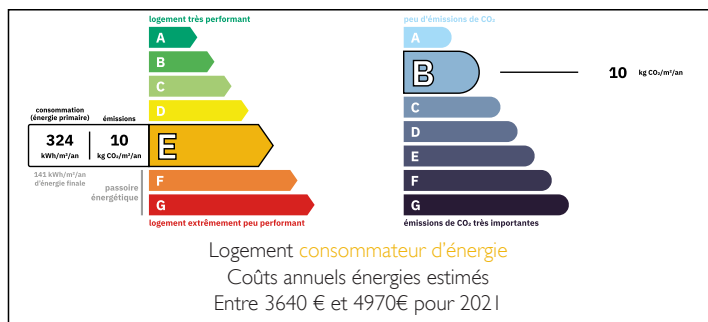
Town:	Grosville
Department:	Manche
Bed:	6
Bath:	4
Floor:	150 m2
Plot Size:	23888 m2

IN BRIEF

William Darwen and Leggett are proud to present this rare opportunity to acquire a beautifully renovated 16th century watermill set in 2.3 hectares of land with woodland, a small lake, and a natural watercourse. Renovated in 2022, the main house is arranged as 3 dwellings with scope to convert a further 120 m². A separate garage building has been renovated to create additional rental units, including a studio flat and storage, with high occupancy rates from professional tenants (retrospective consent required). The estate also includes an enclosed area currently used as a dog-breeding business with 3 equipped units, plus an old boulangerie to renovate. Ideally located in peaceful countryside just 9 km from sandy beaches, 5 km from Les Pieux with shops and restaurants, and 25 minutes from Cherbourg ferry port, this historic Normandy property offers exceptional lifestyle...

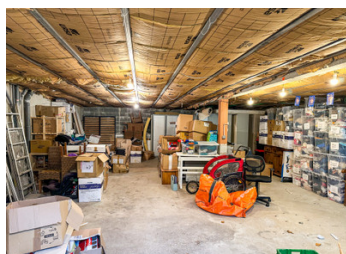


ENERGY - DPE



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

Main House (174m²)

Appartment T4 with 3 beds (70m²)

- 2 ensuite bathrooms
- Living area

Appartment T4 3 beds

- 2 bedrooms
- 1 office with single bed
- 2 bathrooms (one under renovation)
- WC

Appartment T2 2 beds (28m²)

- Living area
- Bedroom
- Bathroom

Old Mill

- Potential to renovate a further 120m²)

Garage/workshop (140m²)

* Retrospective planning permission required*

Duplex apartment (97m²)

- Large living area, kitchen and utility area
- 5 bedrooms. 5 bathrooms
- Studio apartment (15m²)

Service area (25m²)

3 fitted containers (100m²) currently set up as a dog breeding business

Former bakery to renovate

Water course with possibility to install hydroelectric power)

Over a hectare of woodand

Pond

LOCAL TAXES

Taxe habitation: EUR

NOTES