

Beautiful historic water mill with gîtes, swimming pool and outbuildings set in 2 ha of magnificent ground



INFORMATION

Town:	Durban-sur-Arize
Department:	Ariège
Bed:	12
Bath:	11
Floor:	300 m2
Plot Size:	26707 m2

IN BRIEF

If you dream of creating a hospitality business, this property has it all.

This historic watermill is set in over 2 hectares of magnificent riverside grounds with a heated swimming pool, spa, sauna and additional buildings: studio, grange, atelier.

Perfect for a large extended family and/or holiday accommodation for guests including:

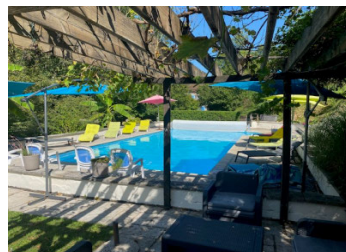
- * Tourists
- * Residential courses such as painting, guided walking, cycling, photography etc
- * Small weddings
- * Permanent rental

Distance to amenities etc:

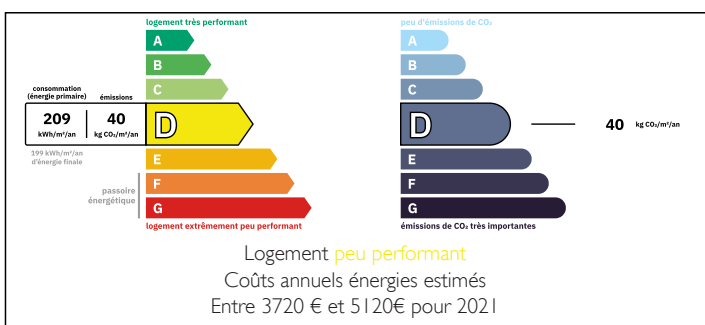
- * Airport - 84 km

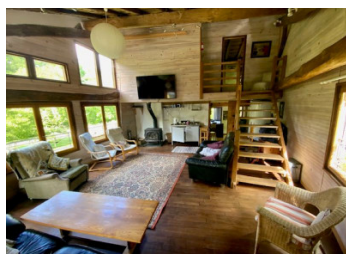
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



ENERGY - DPE





LOCAL TAXES

Taxe foncière: 3000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

If you dream of creating a hospitality business, this property has it all.

The property is an old historic water mill with superb land measuring over 2 hectares that borders the river. The land offers you the opportunity to host special events with accommodation for example small weddings, retreats, and courses such as photography, painting, walking, cycling etc.

This impressive property boasts a host of facilities for guests to enjoy, including

- * a large swimming pool heated by solar panels
- * jacuzzi/spa
- * sauna
- * playground
- * badminton court
- * pétanque (sand base)
- * large wooden terrace

Plenty of outdoor space and the possibility of wild swimming in the river in warm weather.

There is a mobile home and numerous outbuildings including workshops, a laundry room, and cellars.

The property enjoys a quiet and private environment, full of tranquillity.

A rare opportunity to acquire a superb property in a tourist location with established rental income.

GROUND FLOOR

The ground floor of the moulin has the following accommodation:

- Living area – seating and dining room with tiled floor and wooden ceiling
- Lounge with tiled floor, wooden ceiling, and windows(s)
- Kitchen with tiled floor and wooden ceiling