

A beautiful old stone watermill, with 2 bedrooms, mill race and pond, terraced garden, parking nearby.



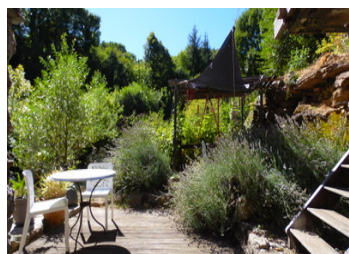
INFORMATION

Town:	Ferrals-les-Montagnes
Department:	Hérault
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	997 m2

IN BRIEF

Situated in a hill village above the Mediterranean area of the Minervois, within easy distance of the historic towns of Carcassonne, Béziers and Narbonne, this lovely watermill could still function. As the river Cessière flows past, the mill race takes water from it, which is stored in the mill pond and passes under part of the house.

The house has a large double height living area with kitchen, mezzanine and woodburning stove; and on the other side, an entrance room, laundry area with WC, and above, two bedrooms and a bathroom.



ENERGY - DPE

DPE not required.

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

The mill is accessed by steep pathways which lead down from the village street to the front door. Alternatively, a car park on the other side of the river allows access across a small bridge and through the garden.

The front door leads into a 20m² entrance room which can serve as a study, living or dining room area. It has a laundry room with WC off it. In the second part of the building is a 47m² living area with kitchen, and a large rustic fireplace. This room has windows and glazed doors facing south, east and west, and the mezzanine level allows for a study or sleeping area using the full height of the room.

From the entrance hall, a staircase leads to the first floor, with the bathroom, small bedroom (7.26m²) and a second small room, and the top floor with the main, east-facing bedroom of 20m².

From the kitchen area, a glazed door gives access to the garden and its many terraces and grassy areas. The main terrace is wonderful for relaxing, enjoying a meal made with local products and drinking the Minervois wine.

At a lower level is the river, at a higher level is the mill pond; it's a wonderful place for keeping cool in the height of summer! And below the house is the mill room, with all its millstones and huge blocks of local stone to allow the water to pass underneath.

Ferrals-les-Montagnes is set in the Parc Naturel Régional du...

LOCAL TAXES

Taxe foncière: 520 EUR

Taxe habitation: EUR

NOTES