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Property Reference: **MFH-LOR1965N**

Period watermill with river frontage and guest lodge in the Sarthe

La Chartre sur Loir, Sarthe, Loire Valley



€595,000

inc. of agency fees

7 Beds 6 Baths 400 sqm 5 ha

Beautifully converted period watermill with over 500m of river frontage and guest lodge set in over 12 acres of land in the Sarthe, Loire Valley.

At a Glance

Reference	MFH-LOR1965N	Near to	Le Mans	Price	€595,000
Bed	7	Bath	6	Hab.Space	400 sqm
Land	5 ha	Pool	No	Land Tax	N/A

Property Description

Beautifully converted (with scope for more), this period watermill has over 500 meters of river frontage and banks along a class 1 Trout river, combine this with over 12 acres of land, a large 5 bedroom 5 bathroom main mill house (with wheel and some workings) and separate 2 bedroom guest lodge make this a very complete property.

The property is well situated in an easy to find location (ideal for B&B) between two local villages with a good selection of amenities and a short drive to the popular tourist destination of La Chartre sur Loir or Le Grand Lucé. The current owners run a successful B&B and gite accommodation business on site and the goodwill and bookings could be handed over to the new owner along with the furnishing needed (subject to negotiations).

The Accommodation

The Main house

The large family home is comfortably spread over three floors and provides today 2 floors with four guest bedrooms and en-suite facilities, a large dining hall with original mill workings, spacious kitchen and breakfast area with original bread oven, private double aspect lounge with feature fireplace, large games room and owner's master suite. The attached wheel room houses the original wheel and today the gas boiler.

Guest Accommodation

A workshop has been prepared for future conversion into a separate 1 bedroom apartment with river views. The former stable and barn with high vaulted roof has had planning permission granted to convert into another guest lodge and the end of the property (former workers cottage) is today a delightful 2 bedroom guest lodge with lounge and kitchen/diner.

Outside

Outside there is a separate tuffeau stone barn, a double garage, orchard, garden, lawn areas, 3 rough paddocks (currently used for hay), vegetable patch, and the other side of the lane further land and river frontage. Various terraces have been constructed to provide plenty of seating areas for the owners and guests to sit and enjoy the relaxing sound of the water and views over the river.

A viewing is highly recommended but be warned it'll be difficult to leave.

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Lake or River View?	✓

And Before You Ask

Exposure:	South
Year of Renovation:	2000
Condition:	Very good
Currently lived in:	Yes
Condition of Roof:	Good condition
Drainage:	Recent septic tank
Gas Supply:	Tank in the garden

Key Information

Property type:	Mill house
Bedrooms:	7
Bathrooms	6
Price	€595,000
Address	La Chartre sur Loir, Sarthe, Loire Valley

Additional Information

Year Built:	1700
Internal Area:	400 sqm
Land Area:	5 ha
Floor:	3
How many Outbuildings:	3
Number of Fireplaces:	3
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes

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