



## Propriété du Moulin d'Eguebaude



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 974,993.01

### Location

Country: France  
State/Region/Province: Grand Est  
City: Estissac  
ZIP code: 10190  
Posted: Apr 09, 2024

### Description:

Located less than 2 hours from Paris (150 km), nestled in a haven of peace and greenery, discover this magnificent property caressed by the waters of the Vanne, a first-category river. The estate unveils the unique charm of the Moulin d'Eguebaude with its fish farming, the miller's house, and a barn converted into welcoming guest rooms. Situated in the picturesque Pays d'Othe, and just 20 minutes from Troyes, a city rich in history, this exceptional property spans over 6 hectares, blending woods, meadows, ponds, and river, offering an idyllic setting out of time.

The Mill, restored in the 18th century, features a commercial space on the ground floor, while the first floor is composed of a large reception hall, a lounge, and a professional kitchen. The second floor hosts 3 guest rooms, each with a private bathroom, combining comfort and charm. The barn, an emblematic building of the Aubois style with its timber framing, offers additional guest rooms, and the miller's house provides storage spaces on the ground floor and a traditional dwelling on the first floor.

This exceptional property, a true oasis for nature lovers, represents a unique opportunity whether to continue the existing fish farming and gîte activities or simply to enjoy this enchanting setting. For more information or to organize a visit, please do not hesitate to contact me.

Built: 1800

### Common

Bedrooms: 8



Bathrooms: 8  
Finished sq. ft.: 500 sq m  
Lot Size: 67033 sq m

### Room details

Total rooms: 14

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 213

### Building details

Parking: Yes

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/FFPA-T71751/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FFPA-T71751/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 168113

