



## 17th Century Stone Watermill Set In Lovely Grounds



### Agent Info

|                   |   |
|-------------------|---|
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### Listing details

|               |             |
|---------------|-------------|
| Property for: | Sale        |
| Price:        | EUR 629,000 |

### Location

|                        |              |
|------------------------|--------------|
| Country:               | France       |
| State/Region/Province: | Occitanie    |
| City:                  | Olargues     |
| ZIP code:              | 34390        |
| Posted:                | Dec 10, 2024 |

### Description:

Nestling in the heart of a green setting and bordered by a peaceful river, this former stone watermill dating from the 17th century stands in a vast wooded plot of 5429 m<sup>2</sup>. The main building, measuring around 200 m<sup>2</sup>, offers spacious, warm living spaces, enhanced by the cachet of period materials. In addition, 3 independent guest rooms, ideal for families or visitors, complete this unique property. Private parking and superb green parkland surround this exceptional property, providing an idyllic setting for lovers of nature and history.

- Location: Hamlet in the heart of the Parc Naturel Regional du Haut Languedoc with bakery, restaurant and school, located 10 minutes from Olargues and Saint Pons de Thomieres, 50 minutes from Beziers, 10 minutes from the canoeing and kayaking resorts and 1 hour from the beaches.

### MAIN HOUSE:

- Ground floor: Large 25 m<sup>2</sup> entrance hall with bar and sink , 35 m<sup>2</sup> dining room with French window onto terrace , 20 m<sup>2</sup> fitted kitchen (worktop, sink, piano hob) with French window onto terrace , 3 m<sup>2</sup> utility room , 24 m<sup>2</sup> lounge with fireplace , 3 m<sup>2</sup> corridor , 3 m<sup>2</sup> WC with washbasin , 13 m<sup>2</sup> utility/boiler room with shower.



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- 1st floor: 2 m<sup>2</sup> hall (can be connected to one of the guest rooms) , 12 m<sup>2</sup> bedroom or lounge , 26 m<sup>2</sup> bedroom with 2 private terraces of 10 m<sup>2</sup> and 8 m<sup>2</sup> (with outside stairs) , 10.6 m<sup>2</sup> bedroom , 2.3 m<sup>2</sup> corridor , 3.90 m<sup>2</sup> shower room (Italian shower, washbasin, heated towel rail) , WC.

- 2nd floor: 10 m<sup>2</sup> bedroom , 17 m<sup>2</sup> bedroom (under the slope with WC and washbasin).

GUEST HOUSES (independent building):

25 m<sup>2</sup> en suite bedroom with shower room (washbasin, shower, WC, heated towel rail) (this bedroom can communicate with the main house) , 22 m<sup>2</sup> en suite bedroom with shower room (washbasin, shower, WC, heated towel rail) , 22 m<sup>2</sup> en suite bedroom with shower room (shower, washbasin, WC, heated towel rail) and small balcony.

- Barn area: 3 barns in very good condition, approximately 25 m<sup>2</sup>, 15 m<sup>2</sup> and 28 m<sup>2</sup>, ideal for storage (bikes, motorbikes :).

- Exterior: Magnificent wooded grounds of 5429 m<sup>2</sup> bordering the river , cherry, almond, fig, lavender and fig trees: , private access to the river for swimming or fishing.

- Miscellaneous: Peaceful hamlet of approx. 5 houses (but right next to the village) , mains drainage , double glazing , electricity, plumbing, roofing: have all been redone , in flood zone , private parking with several spaces , new insert fireplace and programmable pellet stove , reversible air conditioning in main house and in each guest room , 2 hot water tanks , estimated annual energy costs for standard use: between Euro1918 and Euro2596 per year. Average energy prices indexed to 1 January 2021 (including subscriptions) , annual property tax of around 1200 Euro , attractive income.

Charming, with the character of the exposed stone and private river beach.

The prices are inclusive of agents fees (paid by the vendors).

The notaire's fees have to be paid on top at the actual official rate.

Other Features

Property Size: 270 m<sup>2</sup>

Property Lot Size: 5,429 m<sup>2</sup>

Bedrooms: 8

Bathrooms: 5

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

With Land/Garden



The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## **Common**

Bedrooms:

8



Bathrooms: 5  
Lot Size: 5429 sq m

### **Room details**

Indoor Features: Fitted kitchen

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.487.827

