



## Propriété du Moulin d'Eguebaude



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 974,993.01

### Localização

Country:	França
State/Region/Province:	Grand Est
Cidade:	Estissac
CEP:	10190
Adicionado:	09/04/2024

#### Informação adicional:

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.

Construído:	1800
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### Comum

Quartos de dormir:	8
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Banheiro: 8  
Pés quadrados acabados: 500 m<sup>2</sup>  
Tamanho do lote: 67033 m<sup>2</sup>

### Room details

Total rooms: 14

### Energy efficiency

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

### Building details

Parking: Sim

### Lease terms

Date Available:

### Informação adicional

URL do site: [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

