



# Mark Warren

Homes for sale in North Manchester

0161 643 2827

---

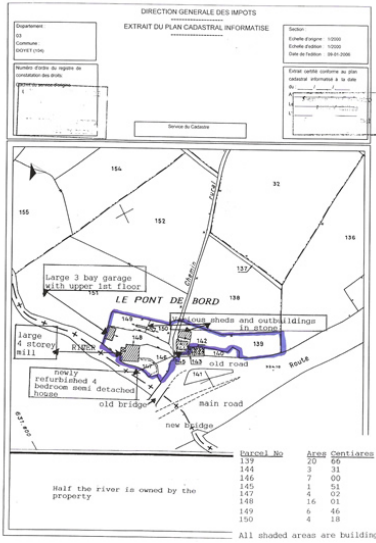
Le Moulin du Pont France



## **£ 155,000 DRASTICALLY REDUCED TO SELL**

Freehold Watermill Property with various other buildings.situated in the region of Auvergne, Ideal for commercial or residential uses. Realistic price for quick sale and will negotiate even better price if done before September 08. a trully amazing residence consisting of a 4 Bedroomed gatehouse, Large watermill(was flour mill) on river Oeil.On 4 floors and ready for conversion to residential or commercial e.g hotel,restaurant,gites,flats etc,independant access,landscapped and 2 water-wells. Detached garage with treble bay and inspection pit and 1st floor area 12.9 x 9m and river runs alongside. Land with various outbuildings, fruit orchard,large tarmac drive,stabling and grazing for animals, stone wall features.

Freehold Watermill Property  
various other buildings  
4 Bedroomed gatehouse  
Large watermill(was flour mill)  
on river Oeil  
Land with various outbuildings  
Detached garage with treble bay



Situated in the heart of the Auvergne in central France. The property is located 4-5 kilometers from Commentry, a medium sized town with every amenity: supermarkets, schools, railway station, and Friday market. Approx 9 Kilometers from Montluçon a large town with modern shops, chain stores, entertainment, golf course, private airfield, cinemas etc. approx 1.5 kilometers from Doyet the local village, with shops, school, doctor, sports complex, motorway about 3 kilometers away. There is excellent access to England it takes about 6 hours to get to Calais by car.

Freehold Watermill Property with various other buildings situated in the region of Auvergne, Ideal for commercial or residential uses. Realistic price for quick sale and will negotiate even better price if done before September 08. A truly amazing residence consisting of a 4 Bedroomed gatehouse, Large watermill (was flourmill) on river Oeil. On 4 floors and ready for conversion to residential or commercial e.g. hotel, restaurant, gites, flats etc, independent access, landscaped and 2 water-wells. Detached garage with triple bay and inspection pit and 1st floor area 12.9 x 9m and river runs alongside. Land with various outbuildings, fruit orchard, large tarmac drive, stabling and grazing for animals, stone wall features.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.