



## Character House,

11200, Aude, Occitanie

€1,150,000

Ref: 2101

\* Available \* 1 Bed \* 1 Bath

Authentic old Water Mill of c590m<sup>2</sup> bordered by the river and surrounded by nature, 13 bedrooms, including 5 B&B and 4 Gîtes, 20ha land, including vineyards, olive grove, kitchen garden,...

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**French Entrée** 

## Property Description

Very beautiful stone building from 14th and 19th centuries, the old Water Mill would function if the irrigation canal is maintained, situated in the middle of the countryside and only 5km to all amenities, in the heart of the very beautiful Minervois Corbières area, Languedoc Roussillon, South France. The main house and the Gîtes are in perfect condition and decorated with taste. The property includes 5 B&B rooms and 4 gîtes, of which 3 are totally independent with exterior access and private terrace. Close to the Water Mill there are several enclosures &nbsp;for animals with outbuildings. On the land there are also 2 ruins suitable for construction of which one is 140m<sup>2</sup> ideally located right out in the countryside. The river borders the property and offers coolness to this property bathed in light and surrounded by trees. A peaceful place to recharge one's batteries in the country and run a business at the same time. A very good and profitable B&B and gîtes business.

**Description of the buildings**  
The main building offers 330m<sup>2</sup> of living space on three levels  
Ground Floor : Corridor 22m<sup>2</sup>, open space of 11m<sup>2</sup> with inglenook and stairs, fully equipped kitchen with exterior access 43m<sup>2</sup>, storage room 6m<sup>2</sup>, WC, Bedroom 1 18m<sup>2</sup> with a shower room and WC (wheelchair friendly), study room 10m<sup>2</sup> with two big French windows, balcony, view to the garden, Bedroom 2 13m<sup>2</sup> with shower room and WC, linen room 20m<sup>2</sup> with wardrobes.  
1st Floor &nbsp;: Lounge &nbsp;&nbsp;&nbsp;49m<sup>2</sup> with fireplace insert and a terrace balcony of 17m<sup>2</sup>  
½ Floor (1st Floor) : Separate gîte with a kitchen/sitting room 16m<sup>2</sup>, Bedroom 3 11m<sup>2</sup>, shower room 4m<sup>2</sup> and separate WC.  
2nd Floor : &nbsp;Corridor 20m<sup>2</sup>, Bedroom 4 14m<sup>2</sup> with shower room, WC, mezzanine Bedroom 5 10m<sup>2</sup> (utility space), terrace 7m<sup>2</sup>, Bedroom 6 15 m<sup>2</sup>, WC, shower room, Bedroom 7 16m<sup>2</sup> with a shower room and WC, open study space 11m<sup>2</sup>.  
½ Floor (2nd Floor) : &nbsp;Bedroom 8 23m<sup>2</sup>, laundry room 8m<sup>2</sup>.  
Garden Level : Kitchen 43m<sup>2</sup>, store room 6m<sup>2</sup>, cellar, stable block to be renovated  
Buildings Gîte 1 : 40m<sup>2</sup> rented all year round  
Ground Floor : terrace 9m<sup>2</sup>, kitchen/sitting room  
First Floor : mezzanine with Bedroom 9, shower and WC  
Gîte 2 : 90m<sup>2</sup> holiday rental  
Garden Level : fully equipped kitchen and living room 33m<sup>2</sup>, Bedroom 10 10m<sup>2</sup>, bath room 4m<sup>2</sup>, WC, Bedroom 11 10m<sup>2</sup>  
Mezzanine : 16m<sup>2</sup>  
Gîte 3 : 90m<sup>2</sup> holiday rental  
Garden Level : fully equipped kitchen and living room 33m<sup>2</sup>, Bedroom 12 10m<sup>2</sup>, shower room, WC, Bedroom 13 10m<sup>2</sup>  
Mezzanine : 16m<sup>2</sup>  
Cellar Utility room 39m<sup>2</sup>, shower, separate WC  
Farming barn 140m<sup>2</sup> with garden equipment  
Grounds The total grounds of 20ha includes 2ha of vineyard, 2ha of fields, 20hr of olive trees, an orchard, a kitchen garden. The river crosses the property. General condition This Water Mill is in perfect order and is well-maintained inside and out. The central heating is a heat recycling pump, except the sitting room which is heated by reversible air-conditioning and an insert fireplace. Windows and doors are PVC double-glazed. Downstairs there are &nbsp;stone floors and terracotta floor tiles upstairs. There is an alarm system for the main property, and the gîtes and cellar (independent). Running water and a septic tank conform to the latest requirements, another septic tank is in need of maintenance.

**Comment** A very beautiful property, full of charm and surrounded by greenery with all modern comfort, decorated with taste and quality materials, stone floors on the ground floor, big exposed beams in the lounge. A very profitable B&B and gîtes business. The property is ideally situated as a hospitable house for guests, tourists and animals. Ready to move into and enjoy immediately. Must be seen!

# Gallery

