

Property Management Sales Mortgages & Lettings

96 Coldharbour Lane, London SE5 9PU

Tel: 020 7737 4151 Mob: 07956 883 174

Fax: 020 7978 8884

www.1stchoiceestates.com

Email: enquiries@1stchoiceestates.com

Le Moulin du Pont de Rord
03170 Doyet, Montluçon
Allier, France



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

Link-Detached Gatehouse

A 4 bedroom gate-house with various other rooms, a large cellar (which was newly renovated and decorated) and a large roof area for possible flat conversion. There is new electric wiring and new plumbing. Many other features for example: cast iron fireplaces with marble surrounds, original tiled floors and ornate cast-iron radiators.

Flour Mill

Large watermill on the river Oeil. Situated over 4 floors, for conversion to residential or business use (hotel, restaurant, gîtes, flats, storage.) Independent access. Many original mill features. Sluice, ample land, mostly landscaped, 2 water-wells.

Detached Garage

Large detached building used as a treble bay garage with inspection pit.

1st Floor Area

Large 1st floor room covering full length of building 12.90 x 9m for conversion. River running alongside.

Land

Various outbuildings, large gardens with orchards: apples, pears, plums mirabels, cherries. Stone wall features, large tarmac drive. Stabling and grazing for animals.

Description

This property consists of a number of buildings which were mostly used for commercial purposes and have been closed for over 20 years.

Included is a 4 bedroom gatehouse, which has been newly refurbished. It could make offices, security or overnight accommodation to the entrance of the property.

There is a large building which was formerly used for the production of flour, It has its own river running alongside.

The building is on 4 floors of 270m approximately on each floor.

It could be converted for most uses.

There is a separate 3 bay garage with inspection pit measuring 12.90m x 9.00m with an open plan first floor area measuring the same. The building is made of reinforced concrete arid breeze- block and has concrete floors. This building has numerous possibilities; it also incorporates its own electric machinery.

There are various outbuildings and stables, 2 water wells.

The property s situated on just under 2 acres of land. It has excellent vehicular access down a private road just off a main road, with a motorway about 3 kilometers away. It is located in the centre of France.

The striking part of this property is the beautiful surroundings it is set in. It has gardens and orchards and offers a unique opportunity of purchase. The nature of the land also provides very secure boundaries.













MEASUREMENTS OF GATEHOUSE IN METRES

Out-house comprises	10.60 x 1.40 toilet, glass green-house
Pantry	3.20 x 3.10
Kitchen	3.50 x 4.10
Breakfast room	4 x 4
Dining room	4.50 x 4.10
Lounge	4.50 x 3.40
Downstairs Hall	7.50 x 1.50 oak staircase
Back bedroom	3.60 x 2
Front bedroom	4.50 x 3.50
Front bedroom	4.00 x 5.00
Back bedroom	4.00 x 4.40
Upstairs Hall	7.50 x 0.90 > 1.10
Bathroom	1.40 x 3.60
Cellar	Large
Attic	Large

MEASUREMENTS OF GARAGE

13m X 9m
Door height 3.30m
Door width :
Bay 1 : 3.6m
Bay 2 : 3.6m
Bay 3 : 4.6m

1st Floor : 13m X 9m

EXTRAIT DU PLAN CADASTRAL INFORMATISE

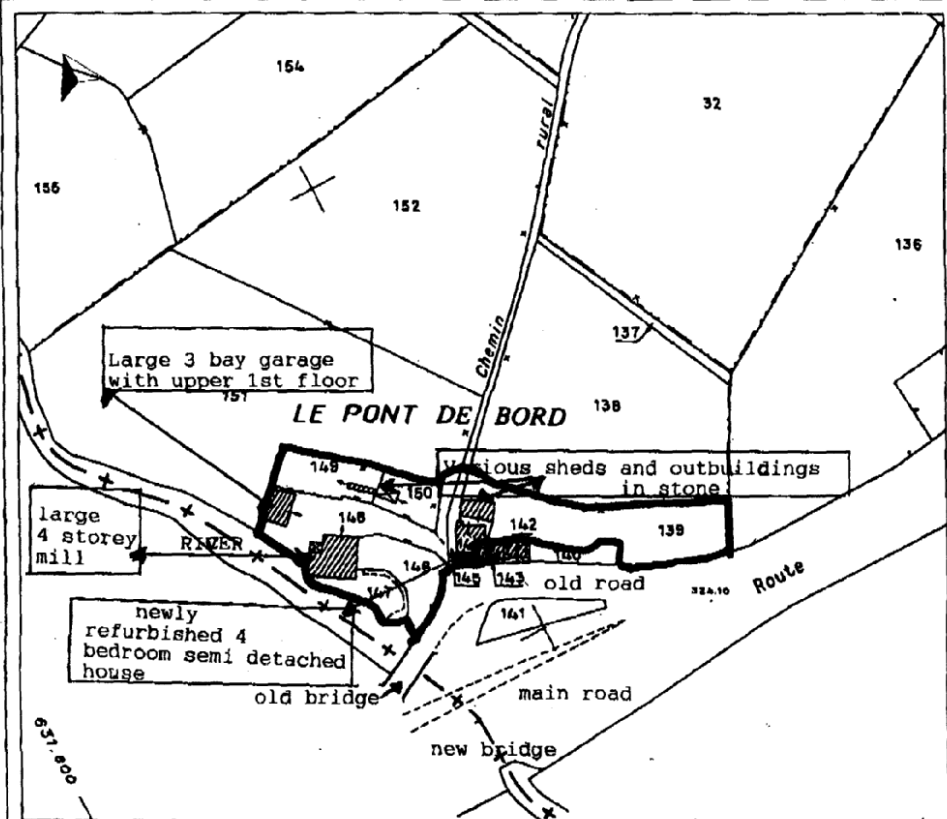
Departement:
03
Commune:
DOYET (104)

Section:
Echelle d'origine: 1/2000
Echelle d'edition: 1/2000
Date de l'edition: 09-01-2008

Numero d'ordre du registre de constatation des droits:
Copie du service d'origine:

Extrait certifié conforme au plan cadastral informatisé à la date du: / /
A:
L:
L:

Service du Cadastre



Parcel No	Ares	Centiares
139	20	66
144	3	31
146	7	00
145	1	51
147	4	02
148	16	01
149	6	46
150	4	18

Half the river is owned by the property

All shaded areas are building!