

'Le Moulin de Merault' Rue de Moulin de Merault, Gorrion, 53120. Mayenne, Loire Valley, France

Description of accommodation

Main house

Ground Floor

Lounge – 6m x 7m approx with panelled fully opening window to front elevation overlooking the patio and lake. Side double-glazed window overlooking the lake. Fully glazed panel door to the hall. Fully double glazed panel doors opening to sun lounge. Ceiling has exposed original oak beams. Floor is glazed ceramic tiles. The lounge has a brick and oak beam fireplace with a cast iron built-in 18kw wood-burner. Telephone point with wi-fi connection and numerous electric socket points. Sky television point.

Sun Lounge – 4m x 5m approx with two floor-to-ceiling panelled glazed windows overlooking the lake and rear orchard. High ceilings with large opening velux window. Floor is glazed ceramic tiles. Radiator. Five electric sockets. Wooden sculptured panelled door to inner hall. Wrought-iron chandelier from ceiling.

Inner hall – has glazed door to utility room and leads to kitchen and dining room. Built-in mains smoke alarm. Floor- glazed ceramic tiles.

Kitchen – 7m x 6m approx. Has double-glazed pivot window to rear orchard and velux roof window. White polycarbonate double sink. Glass block feature window to dining room with wine store beneath. Kitchen wall and base units have light beech colour sculptured doors. Cooker is a dual-fuel, gas and electric double Belling cast-iron Country range. Dish washer and fridge. Pressurised hot water tank is built into the units. Breakfast table and chairs. Wooden sculptured panelled door to walk in Pantry. Numerous electric sockets. Water heater control switch and cooker switch. Consumer unit for electric control of house with re-settable fusible links. Floor-glazed ceramic tiles. Multiple spotlight lighting. Tiled ceramic worktops.

Pantry – 2m x 3m approx with built in floor-to-ceiling storage units. Fridge and freezer. Electric sockets. Floor-glazed ceramic tiles.

Utility Room – 3.5 m x 2m approx. Wall and base units have light beech coloured sculptured doors. White polycarbonate double sink. Washing machine and tumble dryer. Oil fired central heating boiler. Multiple electric sockets. Extractor fan in ceiling. Floor-glazed ceramic tiles. Walls are half-tiled. Velux roof window. Double-glazed door to outside patio. Sculptured timber door to bathroom. Glazed door to inner hall.

Bathroom – 3m x2m approx. with walk-in shower unit with double curved glass doors with seat and mirrors and various programmable Jacuzzi style high-pressure jets. High pressure hot water is delivered via the electric water storage tank housed in the kitchen. Toilet and wash basin. Electric shaver point with light. Electric hair-dryer/hand dryer. Extractor fan in ceiling. Obscure glazed window to rear elevation.

Dining room – 4m x 6m approx. with panelled fully opening window to front elevation overlooking the patio and lake Fully-glazed panelled door to hall. Ceiling-exposed oak beams. Floor- half glazed ceramic tiles and half oak-block. velux roof window. Glass block feature window to kitchen with wine store beneath. Numerous electric sockets. Telephone point. Radiator. The area beneath the staircase houses computer desks, electric sockets and a telephone point. Carpeted stairs to the first floor with open vertical timber rails and exposed beams.

Hall - Fully glazed panel doors to the lounge and dining room and exterior front patio. Electric sockets. Floor – glazed ceramic tiles. Built-in bookcase.

First Floor

Landing – carpeted, gallery landing with half glazed panelled double doors leading onto balcony overlooking the lake. Sapele panelled doors leading to bedroom 1, bedroom 2, bedroom 3 and bathroom. Electric socket. Exposed beam ceiling and original cruck-frame beams.

Balcony – 2m x2m approx with glazed ceramic tiles overlooking the lake. Timber rail and spindled barrier to front and sides.

Bedroom 1 – 3m x 3.5m approx with built-in wardrobe with sapele panelled door. Velux roof light to front elevation. Telephone point and electric sockets. Carpeted, oak wooden floor. Sapele panelled door to en-suite bathroom. Exposed beam ceiling.

En-suite bathroom – 3.5m x 2m approx. Carpeted oak wooden floor. Polycarbonate bath with shower above, ceramic wash-basin, ceramic toilet. Radiator. Velux roof-window to rear elevation and orchard. Exposed beam ceiling.

Bedroom 2 – 5m x 3m approx with carpeted oak wooden floor. Velux roof-window to rear elevation and orchard. Exposed beam ceiling and original cruck-frame beams.
Electric sockets and radiators. Sapele panelled door to built-in wardrobe.

Bedroom 3 – 4m x 3m approx with carpeted oak wooden floor. Exposed beam ceiling and original cruck-frame beams. Electric sockets and radiator. Sapele panelled door to built-in wardrobe. Velux roof window to front elevation overlooking the lake.

Bathroom – 3m x 2m approx with carpeted oak wooden floor. Radiator. Velux roof window to rear elevation and orchard. Louvre pine double swing doors to airing cupboard. Exposed beam ceiling and original cruck-frame beams.

Gite – a completely separate dwelling, currently the subject of a letting business by the current owners.

Sale of the current business – is included with the overall property sale. The business is sold as a ‘going-concern’ currently with bookings for holiday guests until 19th September 2009. Audited accounts are available for inspection dating back to the start of letting in 1995. Internets websites are also included: These are:

www.moulinmerault.co.uk

www.visitfrance.co.uk/accommodation.cfm?i=2467

www.selfcateringinfrance.com

www.coarsefish.co.uk/Holidays/MoulinMerault.htm

www.goodfishing.co.uk

www.frenchconnections.co.uk

A directory of contact names and addresses of former and current clients will be made available. Many clients are repeat customers, year upon year.

Ground floor

Lounge/dining room – 6m x 6m approx with terra-cotta floor tiles and exposed XVIIth century oak beams. Brick and stone fireplace with cast-iron ceramic faced wood burner. Window to front elevation overlooking the patio and lake surround the glazed panelled door. Sky television point and electric sockets. Raised dining area with ceramic floor tiles, leads to bathroom and Kitchen. The stairs lead from the lounge to the first floor.

Bathroom – 4m x 3.5 m approx with walk in glass cubicle shower. Toilet, wash-basin and electric shaver point. Velux roof window to rear elevation. Floor-ceramic tiles. Walls half tiled ceramic tiles. Radiator.

Kitchen – 5m x 3.5m approx. Floor – ceramic tiles. Exposed ceiling oak beam. Multiple spot lighting. White panelled wall and base units. Electric cooker and grill. Washing machine. Tiled ceramic worktops. Breakfast bar with stools underneath. White polycarbonate double sink. Double-glazed pivoted window to rear elevation and orchard. Plumbing and space for dish-washer.

Staircase – stone staircase with terra-cotta tiled treads. Feature window overlooking breakfast area of coloured glass blocks. Expose wooden beams in ceiling.

First floor

Landing – with sapele doors to Bedroom1, bedroom 2, bedroom 3 and bathroom. Carpetted oak wooden floor. Electric sockets. Exposed beamed ceiling. Radiator.

Bedroom 1 – 3m x 3m approx with opening glazed dormer window onto front elevation overlooking the patio and lake. Carpeted oak wooden flooring. Exposed beamed ceiling. Electric sockets and radiator. Sapele wooden door. Cream and mahogany built-in wardrobe.

Bedroom 2 – 3m x 3m approx with velux roof-window onto front elevation overlooking patio and lake. Carpeted oak wooden flooring. Exposed beamed ceiling. Electric sockets and radiator. Sapele wooden door. Pine built-in wardrobe.

Bedroom 3 – 2.5m x 2.5m approx. Carpeted oak wooden flooring. Exposed beamed ceiling. Electric sockets. Sapele wooden door. Two pine single built-in bunks. Velux roof-window to rear elevation overlooking the orchard.

Bathroom - 3m x 3m approx. Carpeted oak wooden flooring. Exposed beamed ceiling. Sapele wooden door. Toilet, wash-basin and bath with shower above. Pressurised hot-water tank. Velux roof-window to rear elevation overlooking the orchard. Walls half tiled.

Outside facilities

Porch – 10m x 3m Covered slated porch extends across the front of the elevation. Glazed terra-cotta tiles to floor. Exposed beams to ceiling. Lighting is hi-low, dusk-to-dawn security controlled.

Front Patio – gravelled patio extends across the whole of the front elevation with two permanent stone barbecues.

Rear patio – gravelled area contains seating and steps up to the orchard.

Barn – 7m x 20m and 6m high approx with original oak cruck-frame timbers. Containing workshop and storage area 6m x 3m approx with bench and electric sockets and lighting. The barn is open-fronted, allowing access for high vehicles. This has the potential for conversion into further liveable accommodation or an indoor swimming pool. Water tap with water meter housing. Main electrical meters and fusible main switches. Security hi-low dawn-to-dusk lighting.

Shed – 6m x 6m approx. Stone and concrete block built shed containing a wood store, sawing area, animal enclosure and storage shed. Covered with fibro-cement sheets.

Garage – 12m x 4m approx Stone built garage with capacity for three cars. Sliding doors, lighting and concrete floor. Timber panelled door to rear elevation patio. Opening to workshop with storage shelves and electric sockets Double glazed pivoted window to rear elevation. Oil storage tanks. Covered with corrugated steel, plasticised sheets.

Well – original stone and concrete lined well, 12m deep with water standing at 6m deep, covered with slated timber pagoda. The water is tested bi-annually and always has been certified as potable (drinking water).

Orchard – contains mature and recent trees of various varieties of apple, plum, pear, almond and cherry trees. Also hazel-nut and sweet-chestnut. There also numerous cultivated soft fruit bushes of black and red currant, gooseberry, loganberry and raspberry. A small vegetable garden is suited adjacent to the orchard.

Woodland – of approx 1 acre. The rear of the orchard leads to a woodland of 300 metres in length, containing mature oak, beech and poplar trees. Through the woodland runs a swift flowing mill-stream which feeds the lake. The northern boundary of the property is the Merault stream, being a tributary of the River Colmont.

Lake – of approx 1 acre. Depths range up to 5 feet approx. The lake overflows via a 5m waterfall to a lower pool. The lake contains over 200 common, leather and mirror carp to 32lbs. Other fish include gudgeon to 11 ounces, perch, tench, roach, rudd, rainbow and brown –trout. A gravelled pathway exists around the whole perimeter of the lake. The stream is crossed by a substantial 3m arched timber foot-bridge. A small tree covered island provides sanctuary for ducks and wild fowl.

Gardens – there are numerous garden areas of shrubs and flower beds. On the perimeter boundary are numerous mature fruit and nut trees. The sloping land to the lake makes attractive garden features of terraces and gravelled pathways. The main tarmac driveway to the premises is guarded by 5m agricultural farm five-barred gates. Various lawns offer the opportunity for relaxation. A second 4m gateway access is from the lane to the field adjoining the orchard. The whole property is bordered by a high laurel hedge which offers complete privacy.

Utilities – mains water and mains electricity. The electricity meters and trip switches are in the barn. The water meter is in the barn also, along with the main stop-taps. Drainage and sewage disposal is by septic tank. Telephone by French Telecom, currently via a ‘livebox’ with wi-fi access to the internet. There are separate Sky television dishes to the main house and the gite. The rates (Tax fonciere) are currently 78 Euros per annum. Gas is by bottled gas. The property is situated within the commune (parish) of Gorrion and within the department (County) of Mayenne (53). The postal code of ‘Le Moulin de Merault’ is 53120.

Other details of the sale– the property is freehold. The property, being an ex-water mill has the sole rights to the water in the stream which feed the lake. (Normally stream or river water is a public asset).
Transfer of purchase will be by the Government appointed solicitor (Notaire) of Gorrion - Maitre Boutain.
A plan detailing the geographical extent of the land is available upon request.