

# Le Moulin de Blainville-Crevon



# Overview of Property

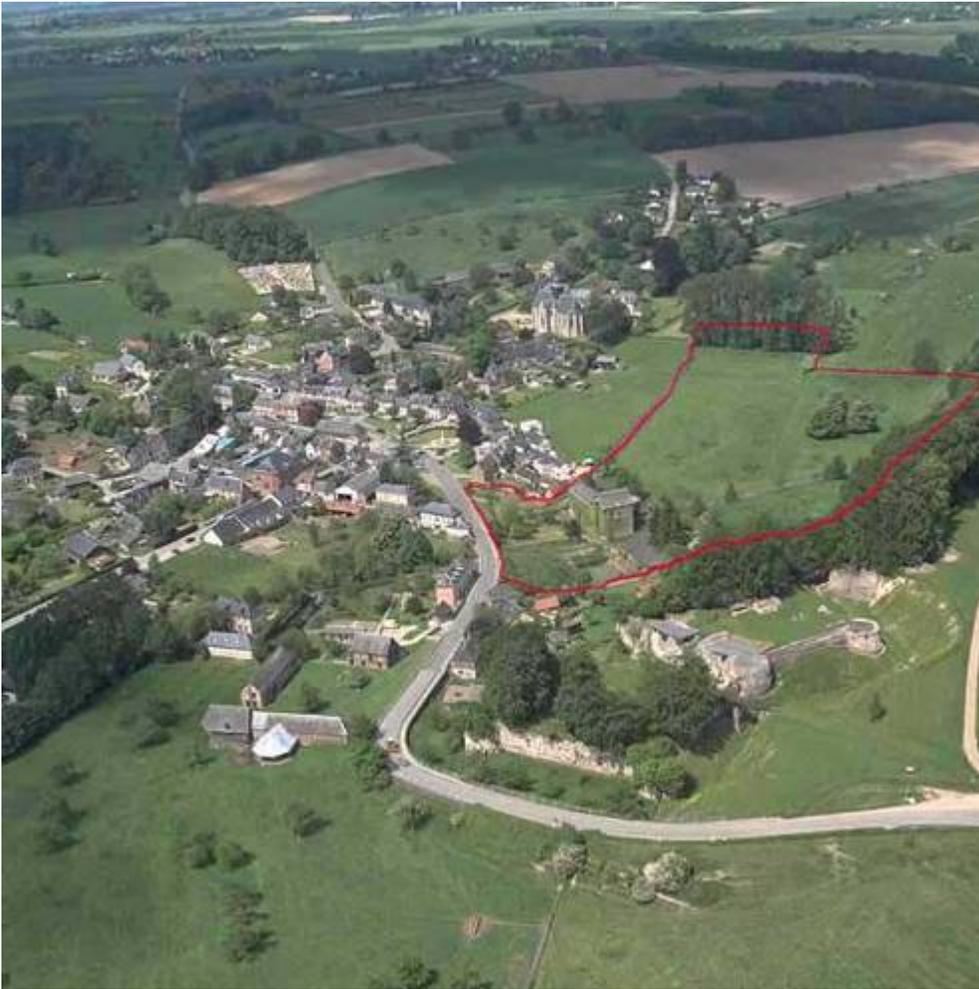
Exceptional 19<sup>th</sup>-century character mill house on 3.429 hectares (8.5 acres) in the centre of the historic village of Blainville-Crevon (<http://www.blainville-crevon.fr>). Easy access to the A28, 20 min from Rouen, 30 min from Forges-Les-Eaux, 45 min from Dieppe, and less than two hours from Calais or central Paris.

The main house consists of a residence on the lower two floors (335m<sup>2</sup>) and an open plan mill space (683m<sup>2</sup>). The residence interior requires modernisation. The mill area is open plan and ideal for development as a hotel, restaurant, gallery, conference centre, apartments, or as a substantial extension of the living quarters.

The exterior of the building has recently undergone extensive renovation including a new slate roof. The property includes an apple orchard, a meadow through which flows a trout river, and four outbuildings: a carriage house, two long stables, and a small cottage.

Adjacent to the property, on which a mill has been located for many hundreds of years, are the remains of a medieval castle, now home to an annual international jazz festival (<http://www.archeojazz.com/>), and the 15<sup>th</sup>-century church in which Emma and Charles Bovary were fictionally married. Blainville-Crevon, birthplace of Marcel Duchamp and "village d'art et de culture," boasts a library, two schools, a market, boulangerie, café, florist, pharmacy, medical clinic, and many other services.

# Vast Grounds in Central Location



Dominating the centre of the village, the property of 3.429 hectars straddles the Crevon River and is nestled between the church and the remains of the castle.

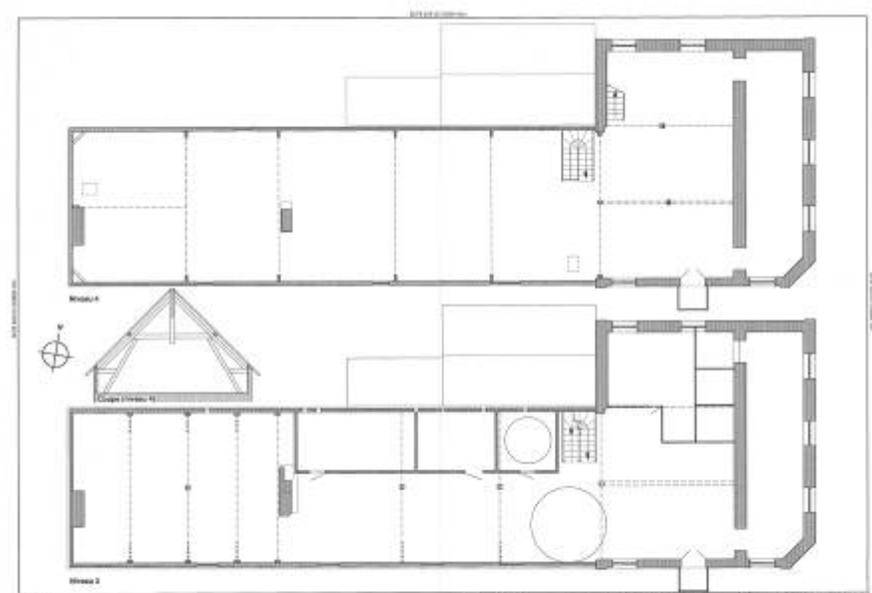
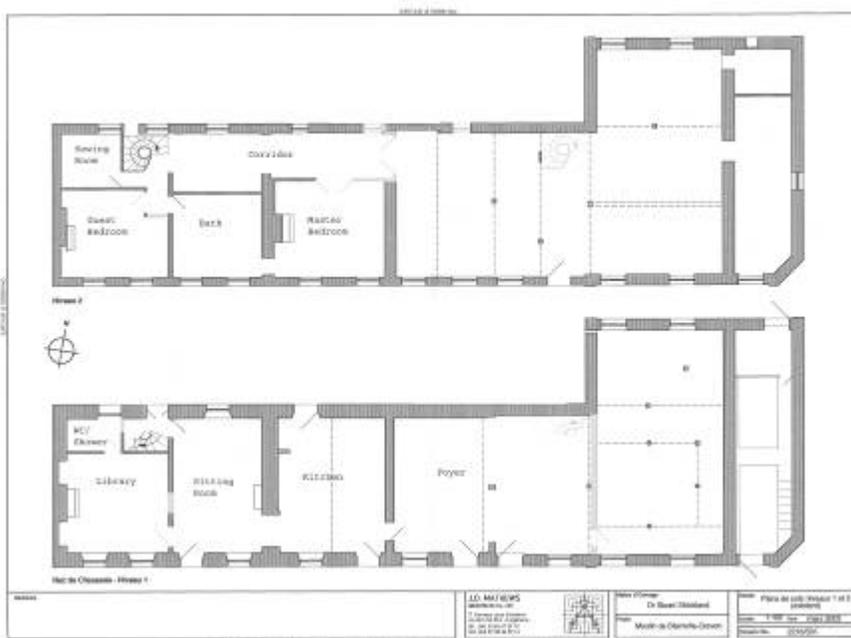
# Easy Access to Major Cities & Ports



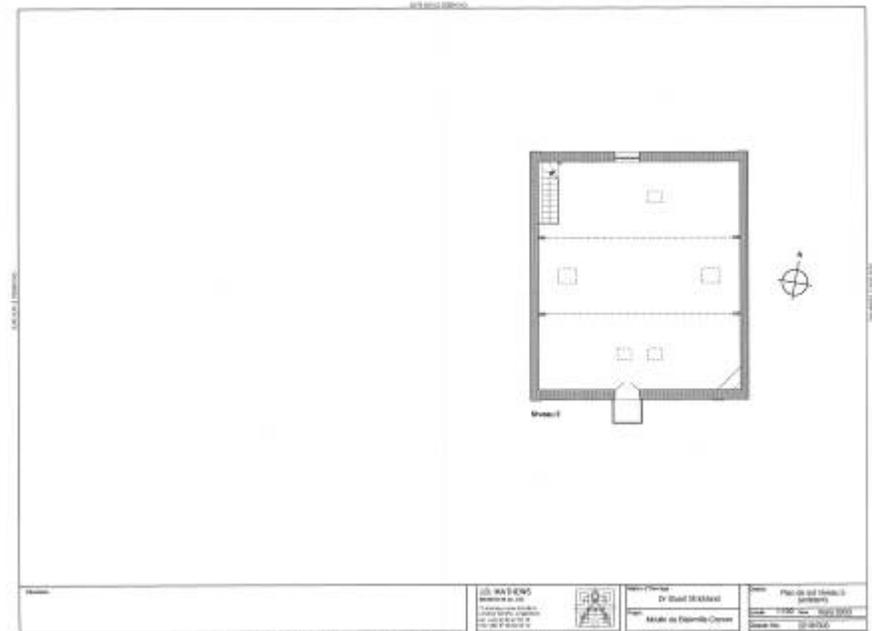
# Exterior Views



# Floorplans



The main house consists of 1018m<sup>2</sup> over five floors. A residential quarter of 335m<sup>2</sup> occupies just over half of the lower two floors (above left). The remaining 683m<sup>2</sup> (above right and right) are built on an open plan suitable for development.



# Interior Residence



# Interior Mill Space



# Complete Renovation of Exterior



Exterior renovation undertaken in 2004/05, including restoration of the colombage and a new slate roof and zinc drainage by Rouen's renowned Enterprise Georges Lanfry and Boutel Enterprise, respectively.

# Outbuildings Invite Development



# Meadow, Orchard, River & Gardens



# Blainville-Crevon

