



Biermühle in Gransdorf

Historic Mill Estate
from the 13th-17th Century





MILL HALL

MILL HOUSE

- The Biermühle - A Meticulously Restored Jewel in the Eifel

Biermühle 1-2, 54533 Gransdorf

<i>01</i>	<i>Introduction „The Biermühle“</i>	<i>4</i>
<i>02</i>	<i>Historical Development</i>	<i>10</i>
<i>03</i>	<i>Architecture & Craftmanship.....</i>	<i>14</i>
<i>04</i>	<i>Interiors & Atmosphere</i>	<i>18</i>
<i>05</i>	<i>Garden, Outdoor Spaces & Facilities</i>	<i>27</i>
<i>06</i>	<i>Sustainability & Technology</i>	<i>31</i>
<i>07</i>	<i>Location</i>	<i>33</i>
<i>08</i>	<i>Unique Selling Points</i>	<i>36</i>



01 Introduction



MILL HOUSE



Biermühle - 3 Buildings

THE UNIQUE, HISTORIC MILL ESTATE (13th–17th C.) IMPRESSES WITH ITS RENOVATION, AWARDED THE 1st FEDERAL PRIZE FOR CRAFTSMANSHIP

IN MONUMENT PRESERVATION, AND EXUDES MEDIEVAL CHARM AS WELL AS A SOOTHING, HOMELY WARMTH.

S *Servants' House*

M *Mill House*

U *Utility Building*





01

The Estate



THE 3 BUILDINGS
IMPRESS WITH THEIR
GREAT AUTHENTICITY.

They collectively tell the story of past centuries. Their ground floors have been built to be wheelchair accessible.

M

S

MILL HOUSE (& SERVANTS' HOUSE)





UTILITY BUILDING

WITH ITS EXCEPTIONALLY HIGH ENERGY EFFICIENCY (A+), LEGALLY PROTECTED WATER RIGHTS AND AN INDEPENDENT WATER SUPPLY, ...

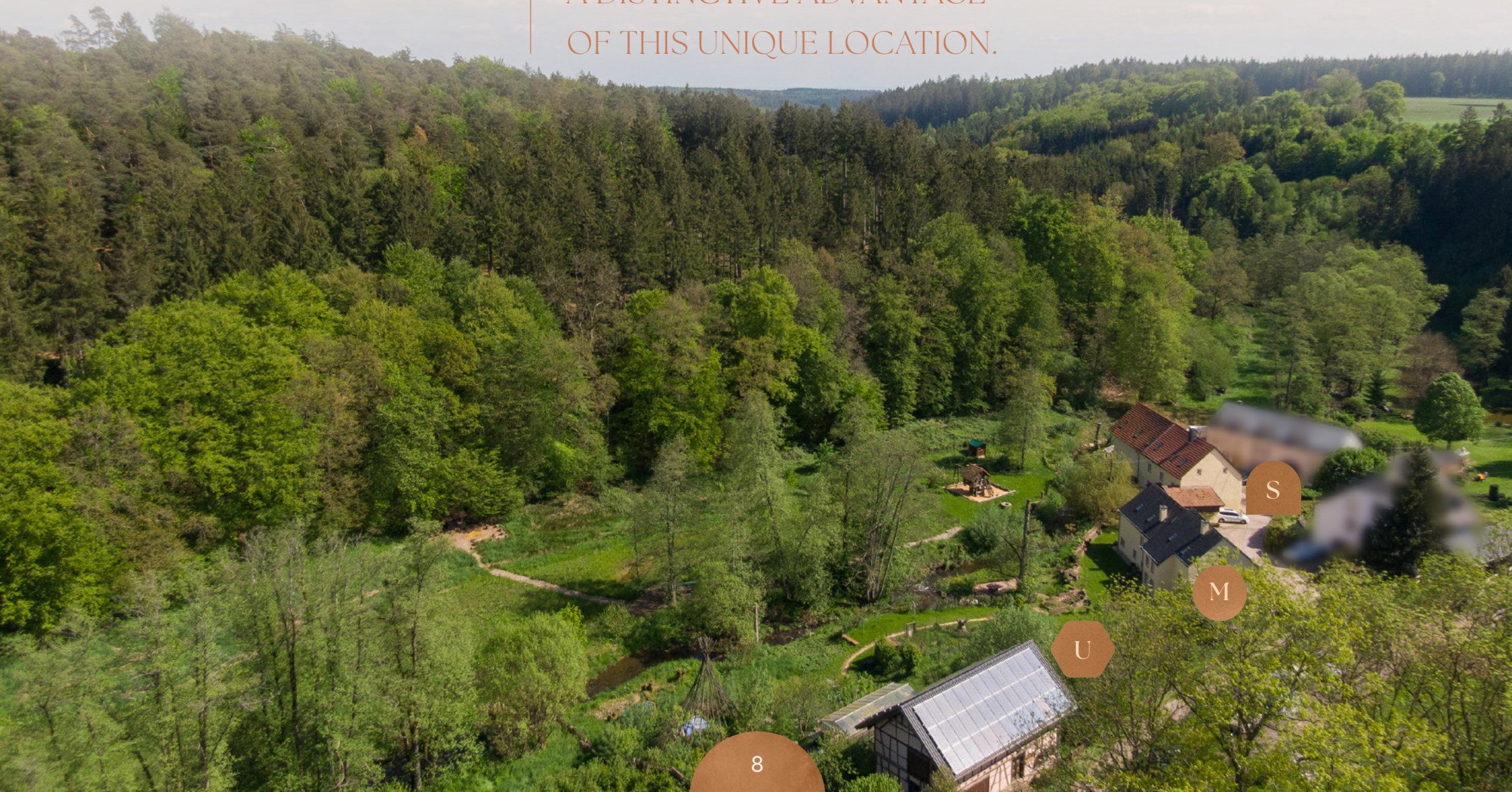


SERVANTS' HOUSE

... THE ESTATE OFFERS IDEAL CONDITIONS FOR NEAR-COMPLETE SELF-SUFFICIENCY - MAKING IT AN OUTSTANDING AND FUTURE-PROOF INVESTMENT OPPORTUNITY.

The Property

THE SPACIOUS, SOUTHEAST-FACING
GROUNDS CREATE A SHELTERED,
PLEASANT MICROCLIMATE –
A DISTINCTIVE ADVANTAGE
OF THIS UNIQUE LOCATION.

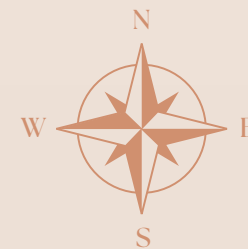


Privacy & Surroundings

THE ESTATE OFFERS A HIGH DEGREE OF PRIVACY THANKS TO ITS PEACEFUL SETTING, BORDERED BY FORESTS AND ROLLING HILLS ON ONE SIDE.

Nearby hiking and cycling trails provide a wide range of outdoor activities.

It is a place that invites you to unwind in absolute tranquility and enjoy pure "joie de vivre".



U

M

S

02 Historical Development

13th Century - Medieval Beginnings

THE BIERMÜHLE IS AMONG THE OLDEST SECULAR BUILDINGS IN THE REGION. IT IMPRESSIVELY REFLECTS THE ARCHITECTURAL AND FUNCTIONAL HISTORY OF SEVERAL CENTURIES.



MILL HOUSE

The earliest known references to the Biermühle date back to the 13th century.

Even before 1261, the miller Ludewicus de Kele, known as “von Merfeld”, is mentioned as leasing the Biermühle to the Abbey of Himmerod.

In 1261, the Abbey of Himmerod and the Chapter of St. Simeon in Trier agreed to jointly use the mill.

In 1274, Ludewicus sold the mill to the Abbey of Himmerod for 40 shillings.

(see deed in the State Archive of Koblenz, Reference: Best. IC, No. 123).

M

02 *Structural Development*



THE OLDEST PRESERVED BUILDING OF THE MILL ENSEMBLE IS THE MILL HOUSE. DENDROCHRONOLOGICAL ANALYSIS HAS NOT BEEN DONE SO FAR, BUT BUILDING RESEARCH CONFIRMS A STRUCTURE DATING BACK TO AT LEAST 1557 AND 1580.

After a 60-year abandonment, the ruined mill was awakened from its “Sleeping Beauty” slumber in 2004. The renovation took seven years.





Servants' House

THE SERVANTS' HOUSE, BUILT
IN THE SECOND HALF OF THE
16th CENTURY,

WAS METICULOUSLY RENOVATED
BETWEEN 2016 AND 2017.

(SEE HISTORIC BUILDING ANALYSIS BY MÜLLER, 2007)

S

Utility Building

THE UTILITY BUILDING WAS
CONSTRUCTED IN 2013.

ITS TIMBER FRAME ORIGINA-
TES FROM THE "PARISER HOF"
IN SEMBACH, AN ADMINIS-
TRATIVE HOUSE BUILT IN
1648 FOR THE COUNTS OF
WARTENBERG. POSITIO-
NED ALONG THE FORMER
NAPOLEONIC ROUTE
BETWEEN PARIS AND

MAINZ, THE HISTORIC
"PARISER HOF" GAINED
NOTABLE SIGNIFICANCE:
RECORDS INDICATE THAT
NAPOLEON SPENT SEVERAL
NIGHTS IN THE ADMINIS-
TRATIVE HOUSE DURING HIS TRA-
VELS EAST. THIS REMARKABLE
PROVENANCE LENDS THE BUIL-
DING A DISTINCTIVE HISTORI-
CAL CHARACTER THAT CARRIES
THROUGH INTO THE BIERMÜHLE
ESTATE TODAY. VGL. HEIMATBUCH SEMBACH, 1988

03 Architecture & Craftsmanship

Historic Buildings, Valuable Witnesses of Time

THE BIERMÜHLE ESTATE UNIQUELY DOCUMENTS THE ARCHITECTURAL AND FUNCTIONAL HISTORY FROM THE MIDDLE AGES TO THE PRESENT DAY.

During the renovation, special emphasis was placed on preserving these characteristic features and the atmosphere associated with them.



03 *High-Quality Historic Reclaimed Building Materials*

ONLY HIGH-QUALITY HISTORIC RECLAIMED BUILDING MATERIALS WERE USED: OAK DOORS, FLOOR-BOARDS, STAIRCASES, BEAMS, SANDSTONE SLABS, DOOR LOCKS, AND MORE.





*A Harmonious
Dialogue between
Past and Present*

THE MILL HOUSE AND THE SERVANTS' HOUSE
WERE CAREFULLY RESTORED TO PRESERVE
THEIR ORIGINAL CHARACTER WHILE ENSURING
CONTEMPORARY COMFORT.

A harmonious symbiosis of past and
present has emerged, turning the estate
into a distinctive destination for lovers of
authentic architecture.

03 Award-Winning Restoration

IN 2010, THE RESTORATION WAS HONOURED WITH THE FIRST FEDERAL PRIZE FOR CRAFTSMANSHIP IN MONUMENT PRESERVATION – RECOGNISED NATIONWIDE AS A BENCHMARK PROJECT IN HISTORIC RESTORATION.

During the award ceremony, the Minister President of Rhineland-Palatinate and the heritage authorities praised the project for its outstanding authenticity and its unique energy concept, integrating a geothermal heat pump with wall and underfloor heating.

Achieving an A+ energy efficiency rating – exceptionally rare for buildings of this age – the renovation significantly exceeded the official requirements for monument preservation and village renewal.



M

MILL HOUSE

04 Interiors & Atmosphere



01 - ATTIC FLOOR

Some Highlights of the Mill House Interior





02



03



04



05



Mill House

01-03 ATTIC FLOOR - ROOM 1 & 2

04/05 BEDROOMS 1st FLOOR

06 BATHROOM 1st FLOOR

07 MILL HALL - GROUND FLOOR

08/09 KITCHENS 1 & 2
- GROUND FLOOR



06



07

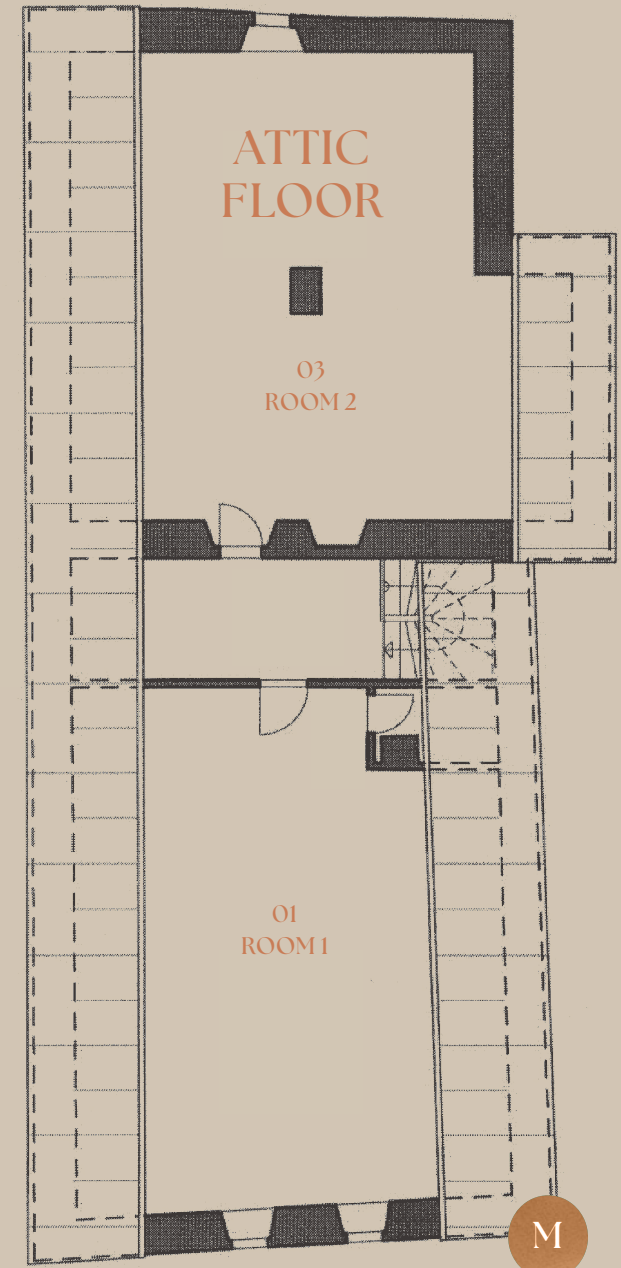
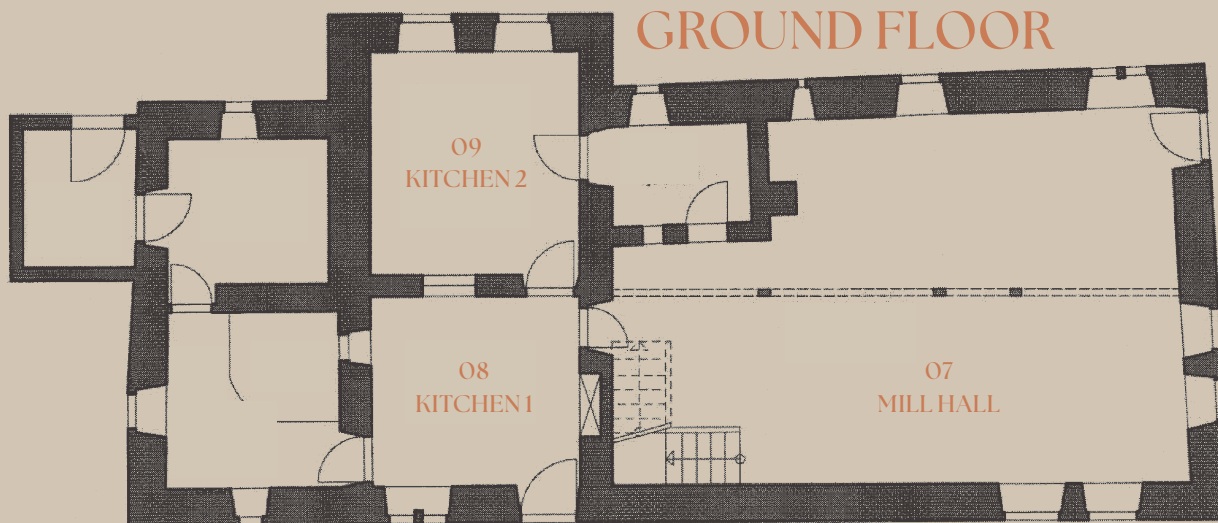
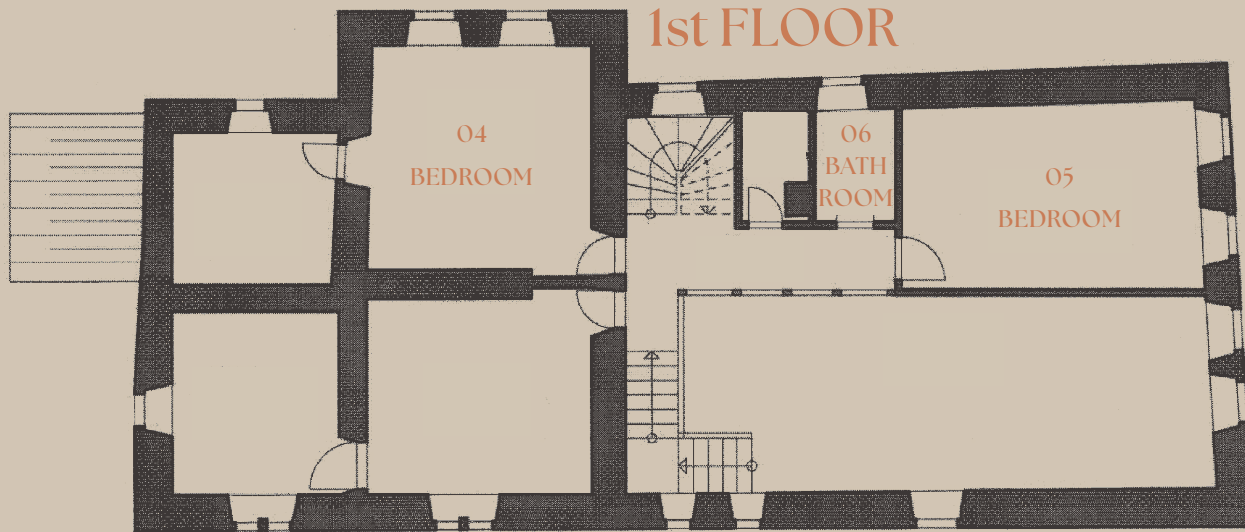


08



09

04 Mill House CONCEPTUAL ORIENTATION DIAGRAM



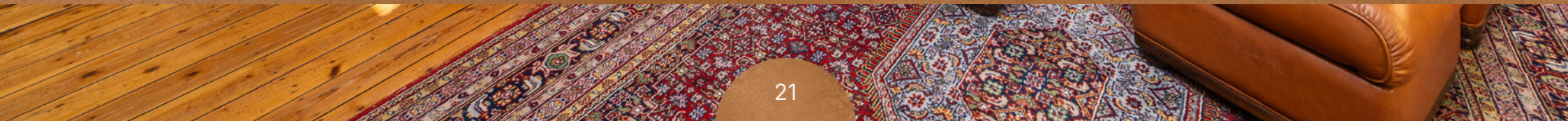
04



O1 LIVING ROOM 1st FLOOR

S

Some Highlights of the Servants' House Interior





02



03



04



05

Servants' House

- 02/03 ATTIC FLOOR
- 04 STAIRCASE - 1st FLOOR
- 05/06 BEDROOMS - 1st FLOOR
- 07 LIVING ROOM - GROUND FLOOR
- 08 DINING ROOM - GROUND FLOOR
- 09 SAUNA - GROUND FLOOR



06



07



08



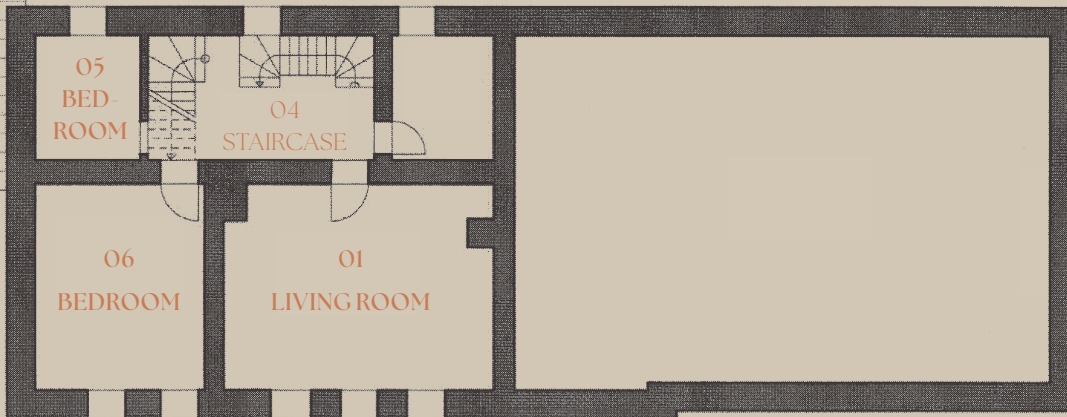
09



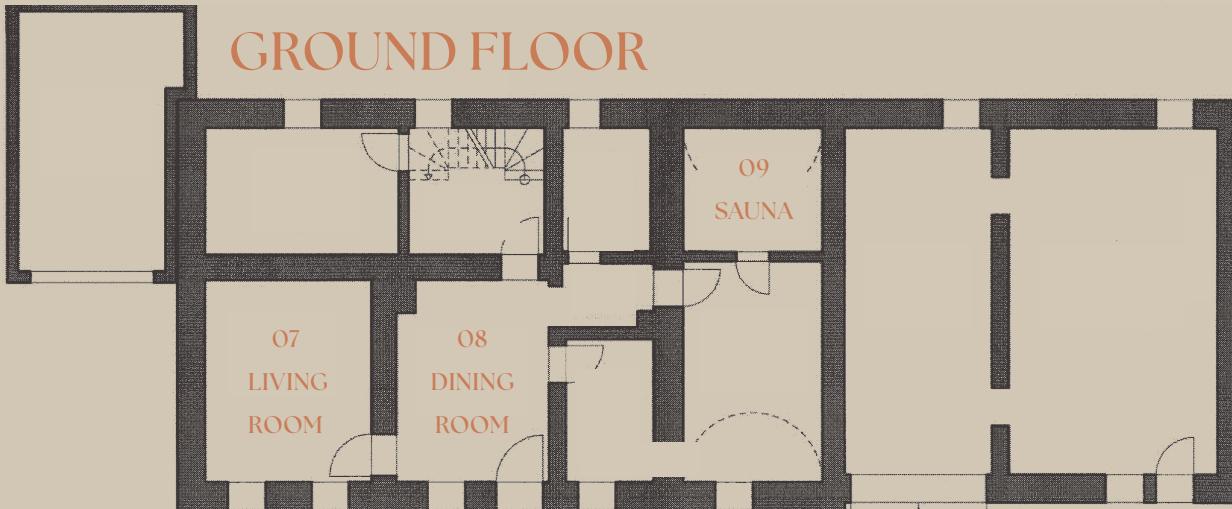
04 Servants' House

CONCEPTUAL ORIENTATION DIAGRAM

1st FLOOR



GROUND FLOOR



02/03 ATTIC FLOOR



04



Some Highlights of the Utility Building

04



01



02

Utility Building

- 01 ROOF STRUCTURE – ATTIC FLOOR
- 02 UTILITY ROOM – GROUND FLOOR
- 03 GARAGE – GROUND FLOOR
- 04 STORAGE ROOM – BASEMENT

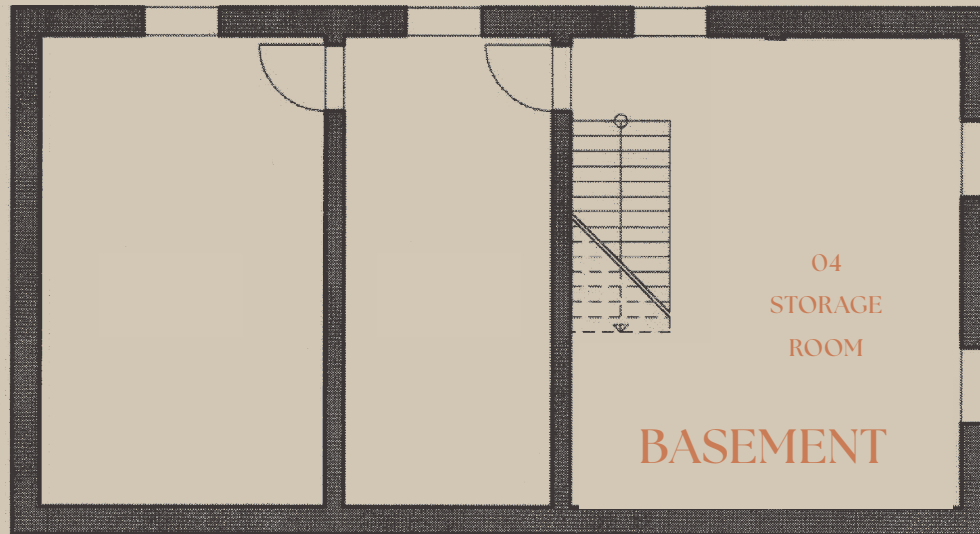
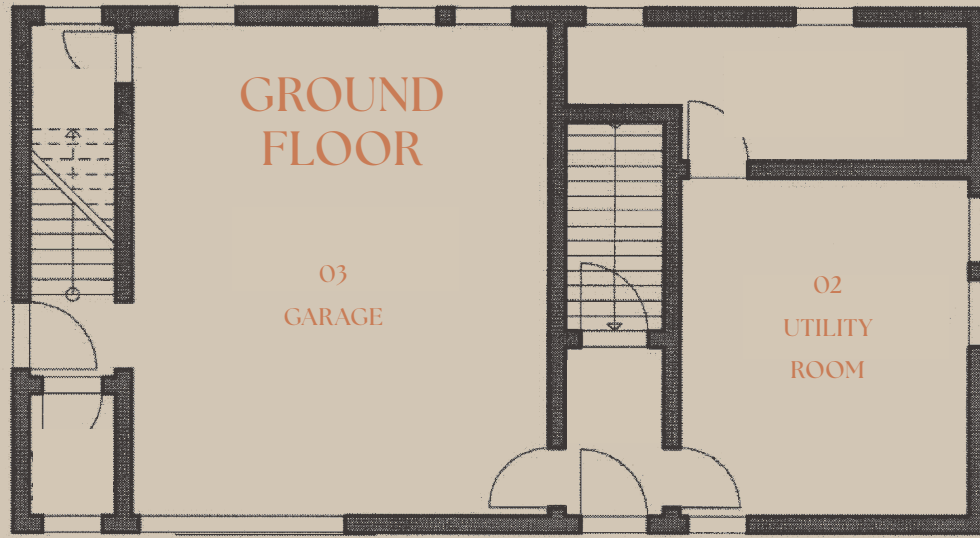


03



04

04 Utility Building CONCEPTUAL ORIENTATION DIAGRAM



05 Garden, Outdoor Spaces & Facilities

THE LARGE, NATURAL-STYLE GARDEN (APPROX. 15 HA) OFFERS AN UNOBSTRUCTED

VIEW OF THE VALLEY AND THE SURROUNDING FORESTS. THE SOIL IS UNCONTAMINATED.



U

M

S

05 *The Kailbach Stream*

THE PICTURESQUE KAILBACH STREAM, HOME TO WILD TROUT, FLOWS DIRECTLY THROUGH THE PROPERTY.



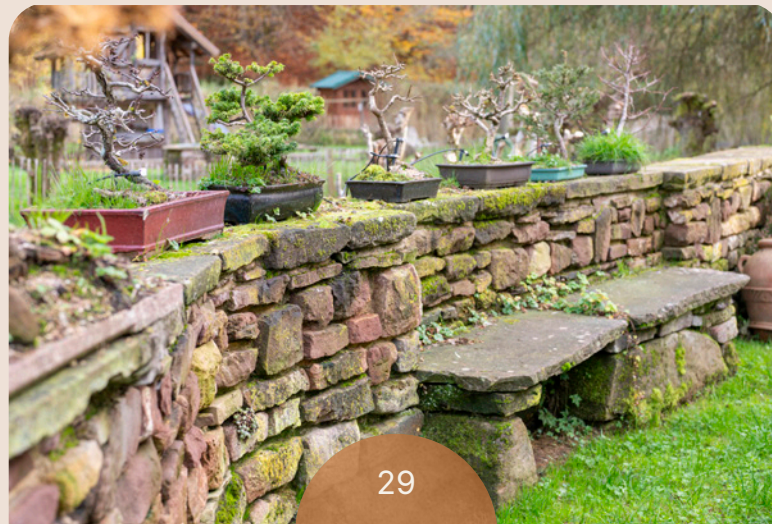
S

M

Terraces & Seating Areas



THE TERRACED NATURAL-STONE WALLS HIGHLIGHT THE SHAPE OF THE SURROUNDING HILLS.



ALONG THE STREAM, THREE NATURAL-STONE SEATING AREAS OFFER PEACEFUL PLACES TO REST.

Millwater Management System



& Playground



THE WEIR, SLUICE,
MILL CHANNEL, FLOW-
CONTROL STRUCTURE
AND MILL POND -



ALL MILL RELATED OUT-
DOOR FACILITIES BE-
LONGING TO THE ESTATE -
ARE FULLY FUNCTIONAL.



THERE IS ALSO A CHIL-
DRENS' PLAYGROUND
WITH A DEDICATED
CHILDRENS' PLAYHOUSE.

06 *Technology & Sustainability*

THE HIGH A+ ENERGY EFFICIENCY LEVELS OF THE MILL HOUSE AND THE SERVANTS' HOUSE ARE ACHIEVED THROUGH:

- 01 MASSIVE WALLS (APPROX. 1m THICK)
- 02 HIGH-QUALITY INSULATION
- 03 WALL AND UNDERFLOOR HEATING
- 04 HEAT PUMPS WITH A DEDICATED ABSORPTION WELL (GEOTHERMAL)
- 05 PHOTOVOLTAIC SYSTEM (22.6 kWp)



By installing a water wheel (approx. 11 kW) or a turbine (approx. 20 kW), and by utilising the historic water rights together with a 5-metre head, the estate can achieve complete energy self-sufficiency (detailed plans are available).

06

Sustainability - a Key Additional Feature of the Renovation

01

HISTORIC RECLAIMED
BUILDING MATERIALS

02

ENVIRONMENTALLY FRIENDLY,
NATURAL BUILDING MATERIALS
FROM THE REGION

03

BIOLOGICAL WASTEWATER
TREATMENT

04

INDEPENDENT ELECTRICITY
AND WATER SUPPLY

05

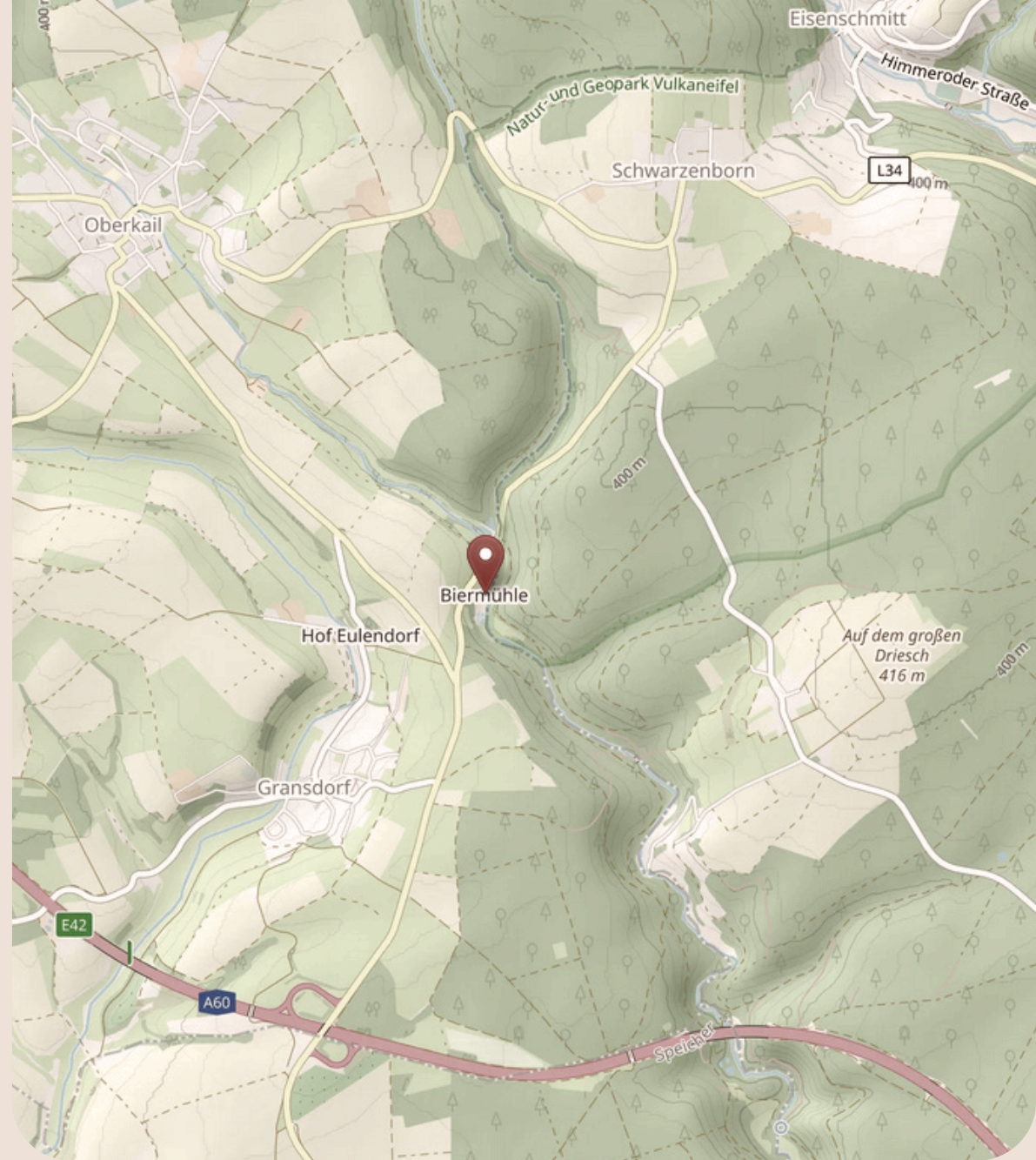
VERY HIGH ENERGY
EFFICIENCY (A+)

07 Location

THE ESTATE IS LOCATED IN THE EIFEL REGION, A WELL-KNOWN TOURIST DESTINATION.

Tucked away in an idyllic valley surrounded by breathtaking natural landscapes, the property lies approx. 500 metres outside the village of Gransdorf.

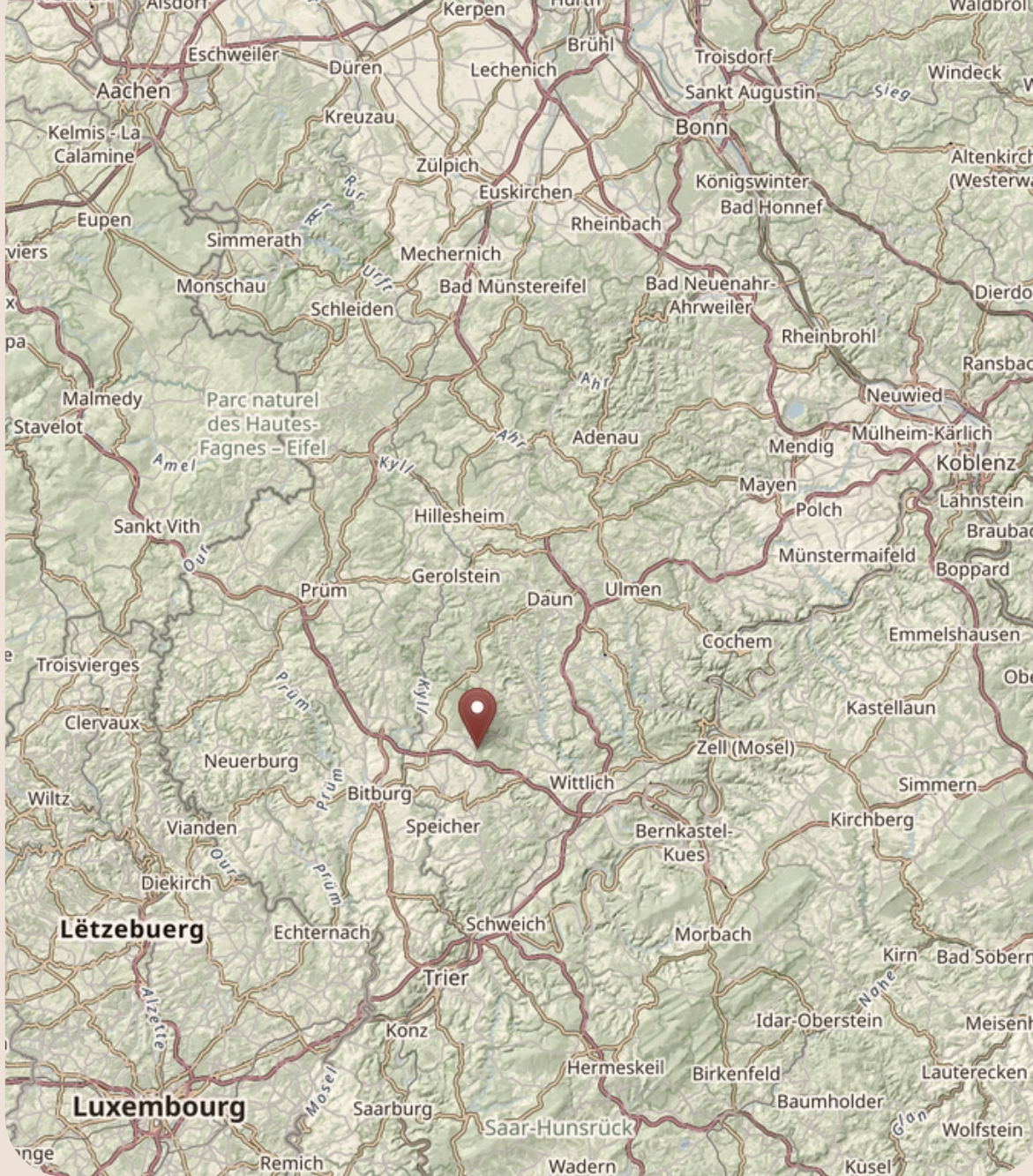
The location offers a wide range of leisure activities, including hiking, cycling, hunting, fishing and horse riding.



IT ALSO BENEFITS
FROM EXCELLENT
TRANSPORT LINKS
TO BELGIUM, LUXEM-
BOURG, THE NETHER-
LANDS AND FRANCE.

The property is connected via A60 (approx. 2km away) to Liège (B), Maastricht (NL), Wittlich and Bernkastel on the Moselle and via the A1 to Trier, Saarbrücken, Metz(F), Cologne and Koblenz.

Access to Hahn Airport (approx. 40 minutes) and Luxembourg Airport (approx. 60 minutes) also enables residents to travel internationally with ease and flexibility.

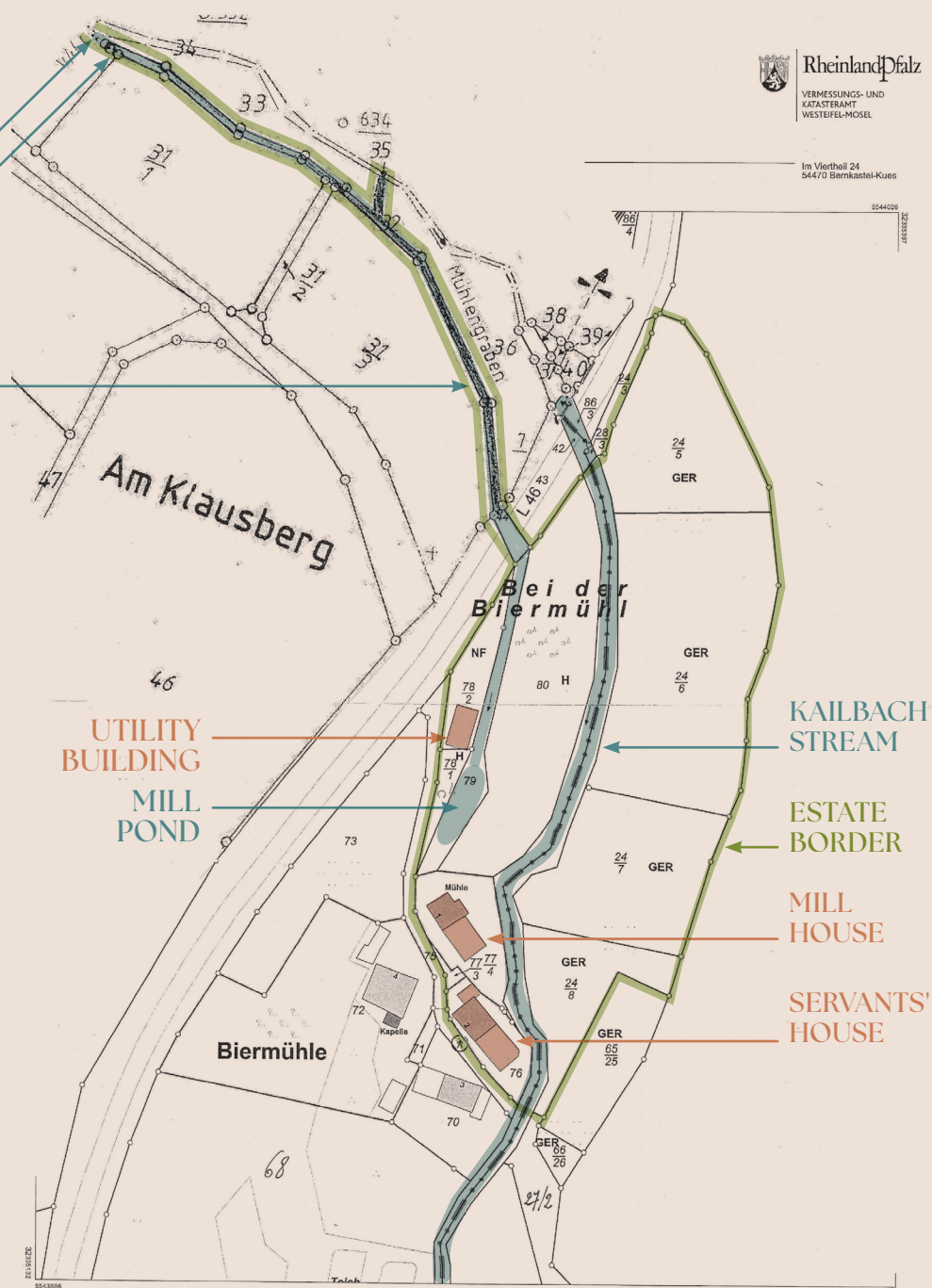


07 Cadastral Plan



WEIR
SLUICE

MILL
CHANNEL



UTILITY
BUILDING

MILL
POND

KAILBACH
STREAM

ESTATE
BORDER

MILL
HOUSE

SERVANTS'
HOUSE

Vervielfältigungen für eigene Zwecke sind zugelassen. Eine unmittelbare oder mittelbare Vermarktung, Umwandlung oder Veröffentlichung der Geobasisinformationen bedarf der Zustimmung der zuständigen Vermessungs- und Katasterbehörde (§12 Landesgesetz über das amtliche Vermessungswesen). Hergeleitet durch Öffentlich best. Vermessungsingenieur Dipl.-Ing. Klaus Eiben.

08

Unique Selling Points of the Biermühle

- HISTORIC MILL ESTATE
FROM 13th - 17th CENTURY
- AWARD-WINNING RESTORATION
- AUTHENTIC MEDIEVAL CHARACTER
- PREMIUM RECLAIMED MATERIALS
- DESIGNED FOR NEAR SELF-SUFFICIENCY
- EXCEPTIONAL ENERGY EFFICIENCY (A+)
- IDYLIC 1.5 HA ESTATE WITH STREAM
- EXCELLENT INTERNATIONAL
ACCESSIBILITY

*A Rare Blend of Heritage,
Craftsmanship and Modern Comfort.*

