



## Former 17th Century Stone Watermill Set In 5429m2 Of Greenery, With 200 M2 Of Living Space Plus 3 Independent Guest Rooms.



### Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 629,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Olargues
Ταχυδρομικός κωδικός:	34390
Δημοσιεύθηκε:	28/11/2024

### Περιγραφή:

Hamlet in the heart of the Parc Naturel Regional du Haut Languedoc with bakery, restaurant and school, located 10 minutes from Olargues and Saint Pons de Thomieres, 50 minutes from Beziers, 10 minutes from the canoeing and kayaking resorts and 1 hour from the beaches!

Nestling in the heart of a green setting and bordered by a peaceful river, this former stone watermill dating from the 17th century stands in a vast wooded plot of 5429 m2. The main building, measuring around 200 m2, offers spacious, warm living spaces, enhanced by the cachet of period materials. In addition, 3 independent guest rooms, ideal for families or visitors, complete this unique property. Private parking and superb green parkland surround this exceptional property, providing an idyllic setting for lovers of nature and history.

### Main house

Ground = Large 25 m2 entrance hall with bar and sink + 35 m2 dining room with French window onto



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terrace + 20 m<sup>2</sup> fitted kitchen (worktop, sink, piano hob) with French window onto terrace + 3 m<sup>2</sup> utility room + 24 m<sup>2</sup> lounge with fireplace + 3 m<sup>2</sup> corridor + 3 m<sup>2</sup> WC with washbasin + 13 m<sup>2</sup> utility/boiler room with shower.

1st = 2 m<sup>2</sup> hall (can be connected to one of the guest rooms) + 12 m<sup>2</sup> bedroom or lounge + 26 m<sup>2</sup> bedroom with 2 private terraces of 10 m<sup>2</sup> and 8 m<sup>2</sup> (with outside stairs) + 10.6 m<sup>2</sup> bedroom + 2.3 m<sup>2</sup> corridor + 3.90 m<sup>2</sup> shower room (Italian shower, washbasin, heated towel rail) + WC.

2nd = 10 m<sup>2</sup> bedroom + 17 m<sup>2</sup> bedroom (under the slope with WC and washbasin).

Guest houses (independent building)

25 m<sup>2</sup> en suite bedroom with shower room (washbasin, shower, WC, heated towel rail) (this bedroom can communicate with the main house) + 22 m<sup>2</sup> en suite bedroom with shower room (washbasin, shower, WC, heated towel rail) + 22 m<sup>2</sup> en suite bedroom with shower room (shower, washbasin, WC, heated towel rail) and small balcony.

Barn area = 3 barns in very good condition, approximately 25 m<sup>2</sup>, 15 m<sup>2</sup> and 28 m<sup>2</sup>, ideal for storage (bikes, motorbikes :).

Exterior = Magnificent wooded grounds of 5429 m<sup>2</sup> bordering the river + cherry, almond, fig, lavender and fig trees: + private access to the river for swimming or fishing.

Miscellaneous = Peaceful hamlet of approx. 5 houses (but right next to the village) + mains drainage + double glazing + electricity, plumbing, roofing: have all been redone + in flood zone + private parking with several spaces + new insert fireplace and programmable pellet stove + reversible air conditioning in main house and in each guest room + 2 hot water tanks + estimated annual energy costs for standard use: between €1918 and €2596 per year. Average energy prices indexed to 1 January 2021 (including subscriptions) + annual property tax of around 1200 € + attractive income.

Price = 629.000 € (Charming, with the character of the exposed stone and private river beach !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 61635

Property Size: 270 m<sup>2</sup>

Property Lot Size: 5,429 m<sup>2</sup>

Bedrooms: 8

Bathrooms: 5

Reference: PO629000E

## Other Features



Immediately Habitable  
Latest properties  
Outside space  
Prestige  
Private parking/Garage  
Rental Potential  
Terrace  
With Land/Garden

Κατάσταση: Very Good

### Κοινά

Κρεβατοκάμαρες: 8  
Μπάνια: 5

### Room details

Indoor Features: Fitted kitchen

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.444.536

