



Fully Renovated Former Mill With Terrace and Land



Info Agente

Nombre:	David Evans
Nombre empresa:	Cle France Ltd
País:	Reino Unido
Experiencia since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+44 (1440) 820-358
Languages:	English, French
Sitio web:	https://clefrance.co.uk

Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 259,200

Ubicación

País:	Francia
Código postal:	81230
Publicado:	12/08/2024

Descripción:

Former Stone Mill dating from the 18th century, fully renovated, offering charm of yesteryear and actual comfort. With a living space of 151 m², composed of 4 bedrooms, 2 shower rooms, a living space of 63 m² (lounge/dining and open kitchen), the old mill room, a garage, a pleasant terrace, on a 1500 m² land, right in the heart of nature, tranquility and zenitude with a stream passing by.

- Location: Charming village with bar/restaurant, located at 20 minutes from Lacaune (with all the shops), 40 minutes from La Salvetat sur Agout and 30 minutes from lakes.

- Ground floor: Entrance on the old mill room of 35 m², hallway of 15 m², shower room of 5 m² (WC, shower, basin unit), bedroom of 18 m² with pellet stove, old mill wheel and view on stream, garage of 33.20 m² (electric gate).

- 1st floor: Large living area of 62.70 m² (pellet stove) plus an open kitchen (bar, double sink, electric oven, fridge, hood, dish washer) with access to the terrace, WC of 1 m², shower room of 3.50 m² (shower, basin unit), bedroom of 11.71 m² with mezzanine of about 7 m².

- 2nd floor: Mezzanine of 10 m², bedroom (under roof) of 8.48 m², bedroom (under roof) of 8.70 m².



- Exterior: Land of 1500 m² in the heart of forest with a hut, stream passing by, terrace of 33 m².

- Extras: Fully renovated (electricity, plumbing, roof:), pellet stove, electric heating, double glazing, tiled floor and wooden parquet floor, septic tank (upto standards), estimated amount of annual energy consumption for standard use: between 2704 Euro and 3658 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions), annual land tax of about 350 Euro.

Very charming. For those who love nature.

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.

Other Features

Property Size: 151 m²

Property Lot Size: 1,500 m²

Bedrooms: 4

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

With Land/Garden

The department of Tarn is a lovely rural area with nice villages dotted amongst the hills and the three principal mountain ranges lying to the south-east: the Mountains of Lacaune, the Sidobre, and the Montagne Noire, belonging to the Cevennes. The stony and wind-blown slopes of the first named are used for pasture. The highest point of the range and of the department is the Pic de Montalet (about 4150 ft).

Steeped in history, from the Cathar era to the Industrial Revolution, the Tarn department has a rich heritage of fortified villages, castles, churches and museums. While the south-western houses are mostly stone-built, cities from the northwest of the department are often made of the local red brick, typical of the region.

The limestone and sandstone foot-hills are clothed with vines and fruit trees, and are broken by deep alluvial valleys of particular fertility. With the exception of a small portion of the Montagne Noire, which drains into the river Aude, the whole department belongs to the basin of the Garonne.

The eastern portion of the department has a climate similar to that in Auvergne, the severest in France, but not quite as severe and only a few hardy farmers live there.

Tarn is bounded north and east by Aveyron, southeast by Herault, south by Aude, southwest and west by Haute-Garonne, northwest by Tarn-et-Garonne. The slope of the department is from east to west, and its



general character is mountainous or hilly.

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All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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Condición: Good

Común

Dormitorios: 4
Baños: 2
Tamaño del lote: 1500 m2

Utility details

Heating: Sí

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.999.849



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