



## Fully Renovated Former Mill With Terrace and Land



### Information de l'agent

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Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 259,200

#### Location

Pays:	France
Indicatif régional:	81230
Soumis:	12/08/2024

#### Description:

Former Stone Mill dating from the 18th century, fully renovated, offering charm of yesteryear and actual comfort. With a living space of 151 m<sup>2</sup>, composed of 4 bedrooms, 2 shower rooms, a living space of 63 m<sup>2</sup> (lounge/dining and open kitchen), the old mill room, a garage, a pleasant terrace, on a 1500 m<sup>2</sup> 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 m<sup>2</sup>, hallway of 15 m<sup>2</sup>, shower room of 5 m<sup>2</sup> (WC, shower, basin unit), bedroom of 18 m<sup>2</sup> with pellet stove, old mill wheel and view on stream, garage of 33.20 m<sup>2</sup> (electric gate).

- 1st floor: Large living area of 62.70 m<sup>2</sup> (pellet stove) plus an open kitchen (bar, double sink, electric oven, fridge, hood, dish washer) with access to the terrace, WC of 1 m<sup>2</sup>, shower room of 3.50 m<sup>2</sup> (shower, basin unit), bedroom of 11.71 m<sup>2</sup> with mezzanine of about 7 m<sup>2</sup>.

- 2nd floor: Mezzanine of 10 m<sup>2</sup>, bedroom (under roof) of 8.48 m<sup>2</sup>, bedroom (under roof) of 8.70 m<sup>2</sup>.



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- Exterior: Land of 1500 m<sup>2</sup> in the heart of forest with a hut, stream passing by, terrace of 33 m<sup>2</sup>.

- Extras: Fully renovated (electricity, plumbing, roof:), pellet stove, electric heating, double glazing, tiled floor and wooden parquet floor, septik 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 m<sup>2</sup>

Property Lot Size: 1,500 m<sup>2</sup>

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



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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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Condition: Good

### **Commun**

Chambres: 4  
Salle de bains: 2  
Dimensions du lot: 1500 m<sup>2</sup>

### **Utility details**

Heating: Oui

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.999.849



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