



Ref : 9138CHG

Spacious and comfortable 18th century retored mill, nice environment

Area **albias**



Habitable : 750 m²



Usable : 900 m²



Land : 5 096 m²

1 270 000 €

Luxurious residence for sale Tarn et Garonne. Remarkable listed mill from the 18th century, entirely restored, of 750m², swimming pool 6x3m, garages, 40m² chalet, swimming pool 4x2m, shed, nice environment with views over the river, close to all amenities. Ideal for bed and breakfast or receptions.

IN SUMMARY

Rooms : 19
Bedrooms : 10
Bathrooms : 10

Swimming pool : yes
Garage place : 2
Parking space : 5
Outbuildings : yes



Reversible



Adsl

Advantages : Very spacious | Very comfortable

SERVICES



1st Shops : 5 mn



All shops : 15 mn



Health : 15 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 15 mn



15 mn



15 mn



15 mn



45 mn

ENERGY INFORMATION

Etiquette énergie : Exonéré

A B C D E F G

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— DESCRIPTION

Ground floor

Entrance : 4.35m²

Reception room : 133m², views over the mill run, insert fire place, exposed beams, outside access by monumental gate.

Wc : 2m², basin

Kitchen : 7.50m², fitted and equipped

Space with heat pump : 8.50m²

Laundry : 11.50m², exposed beams, views over the mill run

Space under the staircase : 4.50m², storage space, gaz bottle for the kitchen, lift engine room

Lift with handrail for handicapped people

Lounge/ play room : 65m²

Gym room : 30.50m²

Stair case : 5.50m² floor area, leading to the former turbine (stainless steel waterproof doors)

Cupboards, double glazing and sand stone floor on the all floor

First floor

Stairs with integrated lightening

Landing : 4m², serving 2 spacious apartment's that could be joined, oak wooden floor

Apartment 1

Entrance : 2m², cupboard

Large lounge ; 47m², views over the mill run, Godin wood stove

Open kitchen : 13.50m², fitted and equipped with Miele, corian work surface

Dining room with bar : 40m², access to the 15.50m² terrace dominating the river.

Office space : 4.50m², in the tower

Wc : 1.50m²

Bedroom with dressing : 15m², vviews aver the river

Shower room : 5m², shower, basin

Storage and laundry : 4.50m²

Apartment 2

In extra with the landing, independent entrance by the outside : 2.80m² with wardrobe

Large living room : 69.50m² with insert, wooden floor, open fitted kitchen, sand stone floor.

Landing : 12m² serving

Bedroom/office : 12.50m², views over the mill run

Bedroom : 28m², with shower room (basin and shower), fire place, wardrobe

Wc : 2m²

Bathroom : 3.50m², bathtub, basin

Second floor

Landing : 6m², laundry cupboard and technical cupboard

Corridor : 12m²

Bedroom : 18m² with shower room (shower, basin, wc)

Bedroom : 17m² with bathroom (corner bathtub, basin), independent wc

Bedroom : 25m² with shower room (shower, basin, wc), independent wc

Bedroom : 25m² with shower room (shower, basin, wc), independent wc

Bedroom : 25m² with bathroom (corner bathtub, basin), independent wc

Bedroom : 20m² with shower room (shower, basin, wc), independent wc

Bedroom : 22m² with shower room (shower, basin, wc), independent wc

Cinema : 28m², separated wc, basin

TV and telephone plugs in each room

Wooden floor for the all floor

Double glazing everywhere

Detector for lightning in every communal space

Reversible air conditioning for the all combination

Outside lightning

Enclosed with walls and metal gates, landscaped hedges with automatic watering system

Electric gate

Septic tank

Swimming pool : 6x3m, chloral system, against the tide swimming system and spa, covered terrace, security cover.

Chalet : 37.50m²

Living room : 18.50m² with fitted and equipped kitchen

Bedroom : 8m² with shower room

Bedroom : 10 with shower room

Independent wc

Heating with reversible air conditioning

Septic tank

Large terrace

Large shed with wood cladding for equipment storage, vehicles

Balneo swimming pool : 4x2m

Beautiful mill, comfortable and spcious with very nice views over the river.

Would be ideal for a bed and breakfast activity.

5 096m² wooded and landscaped land.

Close to all amenities.

Are you interested ?



Marie

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