



Ref : 9549TPL

Old 17th century mill with lake, stream and swimming pool, close to shops.

📍 Area



Habitable : 176 m²



Usable : 400 m²



Land : 1,3 Ha

385 000 €

Luxurious residence for sale Lot. Large rural property, quiet, on the basis of an old 17th century mill, in the Lot valley, 8 minutes from all amenities, bordered by a stream, with lake, well, and numerous outbuildings on 1ha 3 of land. The house of 176 m² comprises two vaulted rooms, 3 bedrooms, comprising one en suite. The property also offers a large vaulted cellar, a barn accessible from the vaulted cellar, a large 30 m² drying room, a pigsty, an old oven. The various buildings of this property form an inner courtyard with trees, accessible via a gate. The property also offers a 4x10m swimming pool with Chlore system, heated by a heat pump, with a beach in the process of being created: stone paving.

IN SUMMARY

Rooms : 7
Bedrooms : 3
Bathrooms : 2

Swimming pool : yes
Garage place : nc
Parking space : nc
Outbuildings : yes



Gas and Electric

Advantages : Lake, stream and well | Numerous dependencies

SERVICES



1st Shops : 8 mn



All shops : 8 mn



Health : 40 mn



Elementary : 8 mn

Middle School : 8 mn

High school : 40 mn



40 mn



40 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWhép/m².an
Pas de données

Estimation des émissions 0,00 kg éqCO2/m².an
Pas de données

A

B

C

D

E

F

G

A

B

C

D

E

F

G



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

DESCRIPTION

The house, on the ground floor: the front door opens onto a hall with a wooden staircase, and serving :

Vaulted living room : 25 m²

Vaulted office : 17 m²

Vaulted cellar : 70 m²

WC under the stairs: 1 m².

Vaulted cellar giving onto barn : 194 m².

Upstairs:

Fitted kitchen : 30 m²

with old inglenook with stove.

Living room : 25 m².

with stone fireplace

Bedroom 1 : 25 m²

Bedroom 2 : 11 m²

Bedroom 3 en suite : 12 m²

Comprising a shower room with wc : 3.80 m².

Bathroom with bathtub and shower: 5.60 m².

Terrace with stone staircase of 34 m².

Under the terrace, old oven with boiler room.

Old pigsty

Old 30 m² dryer building with mezzanine.

barn: 194 m².

Septic tank being brought up to standard

Gas central heating, electric heating in the bedrooms.

Wooden carpentry single glazing.

Lots of potential and charm for this property offering water in different parts of the land, multiple covered spaces and lots of history, in an undeniable calm, a stone's throw from services and school.

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

contact@maisonsetchateaux.com



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com