



Ref : 9764CHG

Authentic water mill and independent guest house on a 2 hectare park

Area **BOURG DE VISA**



Habitable : 340 m²



Usable : 545 m²



Land : 2,1 Ha

852 000 €

Luxurious residence for sale Tarn et Garonne. In Occitania, Tarn and Garonne, water mill restored with a lot of charm including a main house on 3 levels, a large dining room with fireplace, a fitted and equipped kitchen in enfilade, a living room with fireplace, 5 bedrooms including 2 on first floor. A veranda completes the charm of this beautiful house open on the park and the weir. On the first floor, 2 attic bedrooms with a shower room. Large attic of more than 110 m² with a beautiful frame in reversed boat hull, which can be fitted out. On the ground floor, a room of 58 m² fitted out in reception room or games room with bread oven. A 5th bedroom with its own shower room with an independent access to the outside. Still on the ground floor, a shed of more than 70 m² with boiler room. In dependence, a fitted out gite of 45 m² near the stream including a living room with open kitchen, a bedroom in mezzanine. A cellar. A large wooded park of 2 hectares crossed by the water court, integrated watering, hydraulic valves.

IN SUMMARY

Rooms : 11
Bedrooms : 6
Bathrooms : 4

Swimming pool : no
Garage place : nc
Parking space : 2
Outbuildings : yes



Heat pump



Stream



Adsl

Advantages : Very good state | water

SERVICES



1st Shops : 5 mn



Health : 35 mn



Kindergarten : 5 mn

Elementary : 5 mn

Middle School : 25 mn

High school : 35 m



35 mn



35 mn



70 mn

ENERGY INFORMATION

Consommation conventionnelle 233,00 kWh/m².an

Estimation des émissions 7,00 kg éqCO₂/m².an



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— DESCRIPTION

Large carport for 2 cars.

The main house le Moulin

Dining room 36 m² with
with stone fireplace

Living room with stone fireplace 42m².

Kitchen 16m².

Veranda of 22m² with view on the weir and the park

5 bedrooms including

2 bedrooms on the first floor of 20 m² and 12 m², a shower room, wc

2 bedrooms on the first floor 15 m² and 14 m², a shower room, wc

1 bedroom on the ground floor of 16 m² with shower room with wc, with independent entrance.

Attic of 110 m² with beautiful frame.

Shed of 70 m² with boiler room, heating by heat pump water/water connected

Reception or activity room of 59 m² with bread oven.

Gite in stone of 45 m²

including a living room,

wc shower room, 4,5m²,

bedroom in mezzanine,

a terrace under the courtyard.

Wooden carport

land 2 hectares with integrated watering.

Are you interested ?



Marie

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