



Ref : 9694CCV

Beautiful stone building on the edge of the river converted into a gîte

Area **Miramont de Quercy**



Habitable : 262 m²



Usable : 271 m²



Land : 2 000 m²

395 000 €

Luxurious residence for sale Tarn et Garonne. Beautiful house built on the remains of an old mill, it offers beautiful volumes, living room 68 m², large kitchen, 6 bedrooms, 5 bathrooms. The whole is in very good condition, the roofs have just been redone, inside the old elements have been preserved, terracotta floors on the ground floor, beautiful monumental fireplace on the first floor, parquet floors, exposed beams, lime coatings and stone walls... Situated on the edge of a river, 2mn from the road to St Jacques de Compostelle, quiet without being isolated, on 2000 m² of land with a swimming pool with overflow. Charming property with a large capacity of reception it could be an ideal family house, or with vocation of tourist reception.

IN SUMMARY

Rooms : 9
Bedrooms : 6
Bathrooms : 5

Swimming pool : yes
Garage place : 1
Parking space : 3
Outbuildings : no



Wood and Electric



Well
River



Adsl

Advantages : House with 6 bedrooms, large living room | Potential business activity

SERVICES



1st Shops : 2 mn



All shops : 2 mn



Health : 30 mn



Kindergarten : 2 mn

Elementary : 2 mn

Middle School : 2 mn

High school : 30 mn



30 mn



30 mn



50 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 250,00 kWh/m².an

Estimation des émissions 66,00 kg éqCO2/m².an



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— DESCRIPTION

The building :

Entrance : 12,49 m².

Living room, dining room : 68 m²,
beautiful monumental fireplace, tomette floors.

Living room : 28,48 m²
view on the river

Equipped kitchen : 28,17 m².
semi professional

Laundry room : 7,40 m

WC : 4,21 m²

Room 1 : 24,25 m²
Shower room : 6,02 m
shower, basins, WC

Bedroom 2 : 16,64 m²
Shower room : 4,98 m²,
shower, basins, WC.

Corridor : 7,89 m².

ON THE FLOOR :

Landing : 5,41 m².

Room 3 : 25,77 m²

Shower-room : 3,66 m²

Room 4 : 15,01 m²

Bathroom : 11,35 m²
bathtub, washbasins, WC

Bedroom 5 : 17,76 m²

Bedroom 6 : 13,62 m²
in the dovecote

Shower room : 6,83 m²
shower, basins, WC

BASEMENT :
Cellar : 143,70 m².

EXTERIORS :
The land of 2000 m² is on the extension of the river.
Covered terraces adjoining the house give a lot of potential, they dominate a beautiful
free form swimming pool with overflow.

Are you interested ?



Marie

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