



Ref : 9701CCV

## Old mill with a guest house and outbuildings in the Tarn et Garonne

Area **BOURG DE VISA**



Habitable : 432 m<sup>2</sup>



Usable : 983 m<sup>2</sup>



Land : 7 164 m<sup>2</sup>

388 000 €

**Luxurious residence for sale Tarn et Garonne.** Former 18th century mill with its guest house, several outbuildings and a swimming pool on a 7 164m<sup>2</sup> wooded and green park surrounded and fed by a river. Located in the northwest of the Tarn et Garonne in the heart of the Quercy Blanc not far from an atypical village with beautiful white stones. Site with a lot of history.

### IN SUMMARY

Rooms : 10  
Bedrooms : 5  
Bathrooms : 3

Swimming pool : yes  
Garage place : 2  
Parking space : 4  
Outbuildings : yes



Wood and Fuel



Source  
Well  
Stream



Adsl

**Advantages :** Mill | Commercial activity

### SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 25 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 25 mn



25 mn



30 mn



25 mn



75 mn

### ENERGY INFORMATION

Consommation conventionnelle 221,00 kWhép/m<sup>2</sup>.an

Estimation des émissions 2,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an

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

Old mill

Main house.

On the ground floor: sandstone floors, on the first floor solid wood floors. Wooden joinery with double glazing and wood and oil heating with boiler.

Fitted kitchen with fireplace: 16.48 m².

Dining room with open fireplace: 33.52 m².

Living room: 21.15 m² exposed beams

Summer living room: 31.17 m².

First floor: Landing 7.74 m² served by a wooden staircase

Bedroom 1: 21.29 m² wooden floor

Bedroom 2: 15.71 m²

Bedroom 3: 17.72 m²

Bedroom 4: 16.16 m²

Bathroom: 9.67 m² shower, basin, bidet, toilet.

Laundry room: 2.24 m²

Office: 7.97 m²

House 2: Caretaker's house

Solid wood floors, double glazed wooden joinery, wood heating.

Entrance: 10 m²

Kitchen / Living room: 24 m².

Bedroom 1: 11 m²

Bedroom 2: 11 m²

Bathroom: 10 m² washbasin, bathtub, WC.

Barn: 224 m² stone structure and good roof

Hangar: 81.09 m²

Stables: 97.79 m²

Barn and henhouse: 86.84 m².

Garage / workshop: 75.67 m².

A landscaped and shaded park served by a private road.

The swimming pool: 8 x 4 chlorine, is heated and secured by an automatic shutter.

All surrounded by a river.

Are you interested ?



Marie

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

[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)

