



Ref : 9764CHG

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

Area **BOURG DE VISA**



Habitable : 340 m<sup>2</sup>



Usable : 545 m<sup>2</sup>



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 m<sup>2</sup> with a beautiful frame in reversed boat hull, which can be fitted out. On the ground floor, a room of 58 m<sup>2</sup> 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 m<sup>2</sup> with boiler room. In dependence, a fitted out gite of 45 m<sup>2</sup> 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/m<sup>2</sup>.an

Estimation des émissions 7,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an

**Maisons & Châteaux**

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com

## DESCRIPTION

Large carport for 2 cars.

The main house le Moulin

Dining room 36 m<sup>2</sup> with  
with stone fireplace

Living room with stone fireplace 42m<sup>2</sup>.

Kitchen 16m<sup>2</sup>.

Veranda of 22m<sup>2</sup> with view on the weir and the park

5 bedrooms including

2 bedrooms on the first floor of 20 m<sup>2</sup> and 12 m<sup>2</sup>, a shower room, wc

2 bedrooms on the first floor 15 m<sup>2</sup> and 14 m<sup>2</sup>, a shower room, wc

1 bedroom on the ground floor of 16 m<sup>2</sup> with shower room with wc, with independent entrance.

Attic of 110 m<sup>2</sup> with beautiful frame.

Shed of 70 m<sup>2</sup> with boiler room, heating by heat pump water/water connected

Reception or activity room of 59 m<sup>2</sup> with bread oven.

Gite in stone of 45 m<sup>2</sup>

including a living room,

wc shower room, 4,5m<sup>2</sup>,

bedroom in mezzanine,

a terrace under the courtyard.

Wooden carport

land 2 hectares with integrated watering.

Are you interested ?



Marie

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