



Ref : 9868CHG

Old fortified mill with its outbuildings in the Tarn et Garonne

Area Tarn et garonne



Habitable : 705 m²



Usable : 1 307 m²



Land : 7 Ha

999 000 €

Luxurious residence for sale Tarn et Garonne. Old fortified mill of 705 M² completely renovated with its 11 rooms including 5 guest rooms in activity, outbuildings converted into a wellness area: spa, solarium and indoor pool 12 X 4. The whole on a 7ha land bordered by a river. The property is accessed by a long private road leading to an automatic gate with a doorman leading to a huge inner courtyard forming a U shape with several buildings. The mill has been tastefully renovated with PVC double glazing, high French ceilings, beautiful parquet floors, terracotta floors, wood pellet heating supplying the radiators in each room.

IN SUMMARY

Rooms : 20
Bedrooms : 9
Bathrooms : 8

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



Wood Chips



River



Adsl

Advantages : Countryside | Mill

SERVICES



1st Shops : 5 mn



All shops : 15 mn



Health : 20 mn



Elementary : 5 mn

Middle School : 15 mn

High school : 15 mn



20 mn



20 mn



20 mn



50 mn

ENERGY INFORMATION

Consommation conventionnelle 172,00 kWhep/m².an

Estimation des émissions 4,00 kg éqCO₂/m².an



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— DESCRIPTION

L-shaped mill:

Garden level:

Entrance hall: 63 m². terracotta floor and exposed beams, access to the cellars and boiler room as well as to the relaxation area.

Boiler room: 12.00 m². OKÖFEN wood pellet boiler of 56 kw/h, silo with a capacity of 10 tons.

Summer kitchen: 19.50 m².

Cellar: 5.00 m².

Various cellars

FLOOR :

Access from the main entrance by a large wooden staircase

Landing area : 14,00 m². Parquet floor, exposed beams

WC : 1,70 m².

Access to the large L-shaped covered terrace of 70.00 m² overlooking the countryside and the river.

Bedroom 1 : 52,00 m² : parquet floor, exposed beams, view on the large inner courtyard.

Shower room: 7,00 m² with balneo bathtub

Bedroom 2 : 22,50 m² (22,50 m²)

Shower room : 4,00 m².

Living room: 24 m² (24 sqm)

Bedroom 3: 26 m² (26 sqm)

Shower room : 5 m² with bathtub

Living room: 25.50 m²

Bedroom 4: 30.50 m² (30.50 m²)

Office : 25,00 m² resin floor

Storage room : 3 m² cupboard, resin floor

Bedroom 5 : 30,00 m² (30,00 m²)

Bathroom: 14.50 m² (14.50 m²)

Separate toilet: 2.00 m².

Fitted and equipped kitchen: 64 m².

Living room : 35,00 m² with insert

FLOOR 2 :

Cellar: 16,50 m² (16,50 m²)

Bedroom 6 : 36 m² (36 sqm)

Bedroom 7 : 15,00 m² (15,00 m²)

Bedroom 8 : 15,50 m² (15,50 m²)

Bedroom 9 : 16,50 m² (16,50 m²)

Dressing room: 6,50 m²

Shower room : 9.50 m² (9,50 m²)

Bathroom: 9,00 m² (9,00 m²)

OUTBUILDINGS :

Relaxation area :

Solarium: 18.00 m²

Hall: 31,00 m²

Massage room: 14,00 m²

WC: 3,00 m²

Corridor: 5.00 m²

SPA: 35.00 m² (35.00 m²)

Laundry / Linen room: 15.00 m²

Technical area : 5,00 m²

Outbuilding 2 : 115,00 m² (115,00 sq ft)

Indoor swimming pool 12 x 4 with salt and heated with security system

Technical room : 51,50 m² (51,50 m²)

On the first floor :

Corridor: 13.00 m² (13.00 sq ft)

Bedroom 10 : 38,00 m² (38,00 m²)

Bedroom 11 : 32,00 m² (32,00 m²)

Outbuilding : 3

Former barn 115,00 m²

Mezzanine : 97,00 m² (97,00 m²)

EXTERIOR :

Beautiful and very comfortable property with a strong character and a beautiful environment of peaceful countryside, well planted with trees on 7 hectares bordering the river.

Are you interested ?



Marie

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