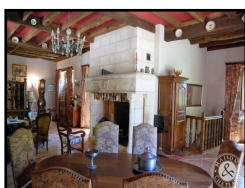




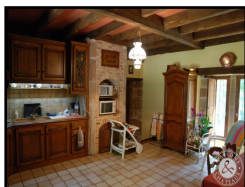
REAL ESTATE
PRESTIGE & CHARACTER



Ref : 9703CHG

Price : 420 000 €

Location : Lot / Causses



Beautiful character property in the regional natural park with a watermill of 240 m², a barn partly converted offering 204 m² of living space, mill stream all on 4195 m² of landscaped grounds. Could be used as a bed and breakfast activity.





Ref : 9703CHG	Location
Living space : 444 m² Total potential : 515 m² Land surface : 4 195 m² Dependences : yes Pool : no Advantages : Nice environment Good condition	  Department : Lot Region : Causses
Price : 420 000 €	

Fees to be paid by the vendor

Full description

In the Quercy regional natural park , beautiful watermill offering on the basement level a cellar, a vault and a room, on the ground level, a large living room with fireplace, a kitchen, an office and on the first floor 3 bedrooms, a bathroom, wc, dressing room and hallway.

This property also offers a barn with garage, composed on the ground floor of an entrance, large lounge dining room with fire place, a kitchen, at the first floor :: 4 bedrooms, a bathroom, a toilet, a dressing, a large landing.

The combination is bordered by a stream with a reach on 4195m² landscape.

Could be used as a bed and breakfast activity.

Mill : North-South exposure, 24m² net living space

Cellar : 14m², concrete floor, exterior access, strong room.

Main entrance by a double oak wood door, terra cotta floor, 5 steps stairs with a landing of 6.30m² and staircase leading to the first floor.

Access to the kitchen : 21m², fitted with oak furniture's and equipped, sand stone floor, exposed beams, stone sink.

Wc : 1.45m²

Office : 35.65m², with nut oil millstone and axel, corner fire place, exposed beams, stone sink, terra cotta floor, exterior access by large glazed door, South side, windows North and East with interior shutters, south windows with stained glass and interior shutters.

Large lounge dining room : 64.50m², terra cotta floor, exposed beams; windows with interior shutters, monumental stone fire place, access West side by a double French door with interior shutters, views over a water fall by a window, access wine cellar with air conditioning.

First floor

Solid staircase



Corridor : 17.45m², carpet

Large landing : 20.35m², cupboards, light well, carpet

Bedroom 1 : 14.50m², East window, interior shutters, carpet

Bedroom 2 : 18.50m², South window with stained glass, interior shutters, cupboard

Bathroom : 9.30m², bath tub, bidet, wc, basin, tiled walls, cupboard

Corridor : 5.75m², large cupboards on both sides

Bedroom 3 : 31m², stained glass window on West and South side

Converted barn : 204m² net living space

Large double wooden door leading to garage/workshop : 52m², concrete floor, water inlet and electricity inlet, water softener, washing machine. Access to the converted party of 65m², access on south side by large glazed door with glassed fanlight and shutters, sand stone floor, large fire place.

Second access on south side with double French window and shutters

Third access on East side by a French window and shutters

Kitchen dating back from the 70 : 9.50m², sand stone floor, double stainless steel sink, cooker by gas and electric. Propane gas demijohn outside.

First floor : staircase made of solid oak

Landing : 18m², wooden floor, cathedral ceiling

Toilet : 1.77m², basin

Corridor : 27.65m², wooden floor

Bedroom 1 : 17m², exposed beams, south window, carpet, exterior dressing of 6m² convertible in bathroom

Bedroom 2 : 21m², exposed beams, south window, carpet, cupboard

Bedroom 3 : 19.50m², exposed beams, south window, cupboard

Bedroom 4 : 12.65m², exposed beams, south window, cupboard

Bathroom : 5.50m², East window, wc, bidet, basin, tiled floors and half walls, cupboards

Mezzanine with access to the attic

Terrace : 30m², stone floor, barbecue

River and by-channel

Roof for mill and barn in very good condition

Access to the river by the landscaped garden

Close to amenities and tourist sites such as Padirac and Rocamadour



Absence de factures de consommations relevées d'énergies, le Diagnostic de performance énergétique ne peut pas être classé dans son étiquette logement économe ainsi que dans son étiquette d'émission de GES.			
Consommations énergétiques (en énergie primaire) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement		Émissions de gaz à effet de serre (GES) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement	
Consommation conventionnelle : Pas de données		Estimation des émissions : Pas de données	
Logement économe ≤ 50 A 51 à 90 B 91 à 150 C 151 à 230 D 231 à 330 E 331 à 450 F > 450 G Logement énergivore	Logement 0 kWhEP/m².an	Faible émission de GES ≤ 5 A 6 à 10 B 11 à 20 C 21 à 35 D 36 à 55 E 56 à 80 F > 80 G Forte émission de GES	Logement 0 kg éqCO₂/m².an

