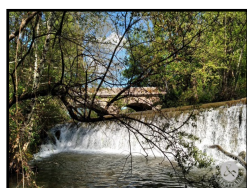




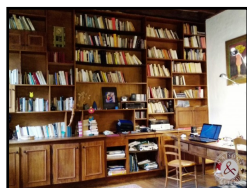
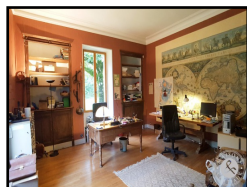
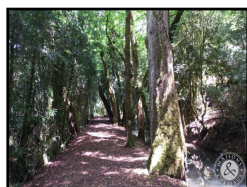
REAL ESTATE  
PRESTIGE & CHARACTER



Ref : 9504TPL

Price : 550 000 €

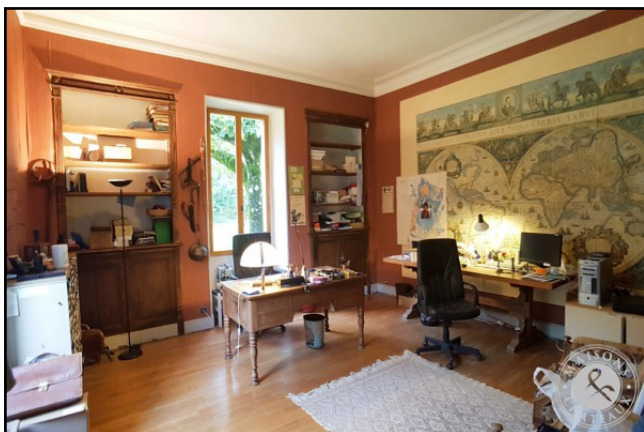
Location : Midi-Pyrénées / Lot




At the end of the village, close to the shops, singular 17th century water mill, in the Maison de Maître style, about 500 m<sup>2</sup> net living space. Stone outbuilding of 240 m<sup>2</sup>, large barn. 17 ha of woods and meadows bordered by the river, swimming pool.







Ref : 9504TPL	Location
<p>Living space : <b>733 m<sup>2</sup></b>  Total potential : <b>803 m<sup>2</sup></b>  Land surface : <b>17,2 Ha</b>  Dependences : <b>yes</b>  Pool : <b>yes</b>  Advantages :  <b>Water mill</b>  <b>Close to Shops</b></p>	 <p>Region : <b>Midi-Pyrénées</b>  Department : <b>Lot</b></p>
Price : <b>550 000 €</b>	

Fees to be paid by the vendor

### Full description

Large and singular 17th century water mill in the Maison de Maître style with about 500 m<sup>2</sup> net living space, offering large volumes, several lounges, large entrance hall, 8 large bedrooms with fire places.

Outbuildings include an old stone barn, partly converted on 2 levels of 240 m<sup>2</sup> net living space, not overlooked by the main house, and a large independent hangar.

The property of more than 17 ha of woods and meadows is bordered by the river on 800 m, with private footpaths in the park, a shady part along the forebay and a path leading directly to the village shops.

Access to the mill is via a large private driveway closed by a motorized gate.

Swimming pool, 500 m<sup>2</sup> fish pond fed by the millstream.

The manor house is accessed via a stone stairway to be restored with a terrace facing south and north:

Large entrance hall: 22 m<sup>2</sup>

Granito Terrazzo floor with mosaic

Large living room : 44.80 m<sup>2</sup>

Alabaster fire place, one French window on terrace, two windows, North and East facing.

Living room library: 42.50 m<sup>2</sup>

3 windows, beautiful wall entirely paneled in walnut with its 17th century fire place in walnut, large library, wooden floor

Office : 24.80 m<sup>2</sup> double exposure, parquet flooring

Vestibule: 8.77 m<sup>2</sup> accessible from the lobby

Corridor : 19.70 m<sup>2</sup>



Granito Terrazzo floor with mosaic

Dining room : 20.80 m<sup>2</sup>

Fitted kitchen : 15 m<sup>2</sup>

Laundry room : 10.40 m<sup>2</sup>

Small entrance : 20 m<sup>2</sup>.

Shower room with toilet : 8 m<sup>2</sup>.

Bedroom 1 en suite: 31.28 m<sup>2</sup>. Marble fireplace, parquet floor  
comprising bathroom : 8 m<sup>2</sup>

Upstairs, entirely on oak parquet,  
accessible by a beautiful and large elm wood staircase

Corridor : 24 m<sup>2</sup>

Bedroom 2 or TV room: 26 sqm, with marble fireplace

Bedroom 3 en suite: 29 m<sup>2</sup>, with fireplace, 2 double windows facing South and West  
including shower room : 4.40 m<sup>2</sup>.

Bedroom 4 : 26 m<sup>2</sup>, with fireplace, 2 double windows facing South and East

Bedroom 5: 17.60 m<sup>2</sup>, 1 window, parquet flooring

Bathroom: 8.40 m<sup>2</sup> , bedrooms 4 and 5 have access to the bathroom

Bedroom 6: 16.27 m<sup>2</sup>, 1 window, carpet on parquet floor, marble fireplace

Bedroom 7 en suite: 44 m<sup>2</sup>, fireplace, 2 double windows facing North and East  
including dressing room : 6 m<sup>2</sup>, and shower room : 8 m<sup>2</sup>

Separate toilet: 6 m<sup>2</sup>.

Bedroom 8 en suite: 30.70 m<sup>2</sup>. marble fireplace, 2 double windows facing north and west  
comprising water room : 8 m<sup>2</sup>

In the hallway, a staircase leads to the attic which occupies the entire surface of the house.  
Chestnut wood frame pegged.

On the ground floor, situated under the dwelling of the main residence, is the former mill machine room, a





large 80 m<sup>2</sup> vaulted room,

3 vaulted cellars, garage, 3 rooms (formerly inhabited with fireplace), wine cellar, storeroom, swimming pool room.

The waterfall of the mill is 5 meters 20, drove two turbines for the production of electricity (still existing but not connected),

The outbuilding of 240 m<sup>2</sup>.

Living room with open kitchen: 61.50 m<sup>2</sup>

Separate toilet: 2 m<sup>2</sup>.

Shower room : 6.24 m<sup>2</sup>.

Upstairs:

Bedroom 1 : 27.40 m<sup>2</sup>

Bedroom 2: 19.30 m<sup>2</sup>

Bedroom 3 : 14 m<sup>2</sup>

Bedroom 4: 16.60 m<sup>2</sup>

Bedroom 5: 14.16 m<sup>2</sup>

Bedroom 6 or artist's studio : 36 m<sup>2</sup> ,bright

Adjoining workshops: 70.43 m<sup>2</sup>.

Double glazing, wood stove heating.

A large private driveway leads to the property closed by a radio-controlled gate, WIFI video surveillance.

Swimming pool of 6m x 12.5m, concrete, epoxy coated

A 500 m<sup>2</sup> fishpond fed by the forebay.

Electric heating,

Non-conforming individual sanitation

Double glazing on part of the mansion.

The 17 ha of the property are divided into approx. 10 ha (32 acres) of woods, 5 ha (13 acres) of grasslands and the rest in parklands.

The ideal property, after works, to develop a charming and prestigious reception property in a private environment, charming guest house, gites, wedding, events, exhibition, close to shops and services.

