



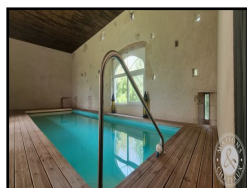
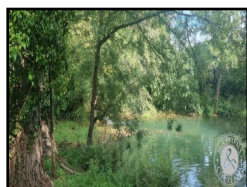
REAL ESTATE
PRESTIGE & CHARACTER



Ref : **9868CHG**

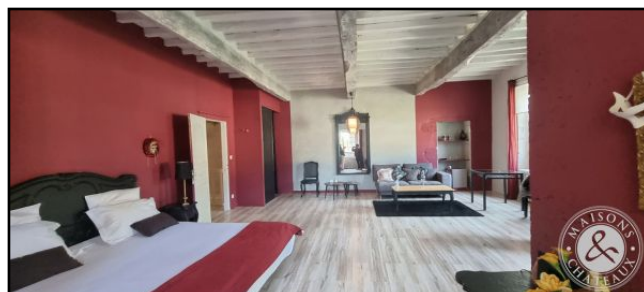
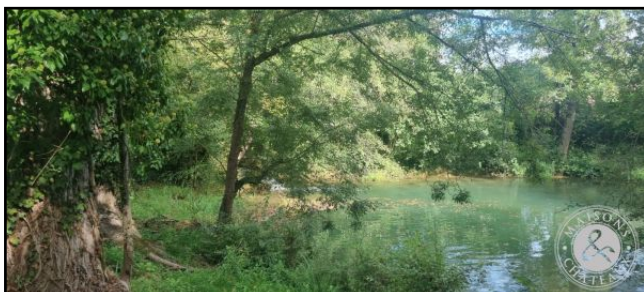
Price : **999 000 €**

Location : **Midi-Pyrénées / Tarn et Garonne**



Old fortified mill completely renovated with 11 rooms including 5 active guest rooms, outbuildings converted into a wellness area: spa, solarium and indoor swimming pool 12 X 4. The whole on a land of about 7ha bordered by a river.





Ref : 9868CHG	Location
Living space : 705 m² Total potential : 1 307 m² Land surface : 7 Ha Dependences : yes Pool : yes Advantages : Countryside Mill	 Region : Midi-Pyrénées Department : Tarn et Garonne
Price : 999 000 €	

Fees to be paid by the vendor

Full description

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.

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.

