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Old Stone Mill, Fully Renovated, With 4 Bedrooms, Garage And Pleasant...

Lacaune , Tarn , Occitanie



€259,200

inc. of agency fees

4 Beds

2 Baths

Charming village with
bar/restaurant, located at 20
minutes from Lacaune (with all
the shops), 40 minutes from La
Salvetat sur Agout and 30
minutes from...

At a Glance

Reference MFH-LFR-
EL259200E

Bed 4

Near to Lacaune

Bath 2

Pool No

Price €259,200

Land Tax N/A

Property Description

Charming village with bar/restaurant, located at 20 minutes from Lacaune (with all the shops), 40 minutes from La Salvetat sur Agout and 30 minutes from lakes !

Old stone mill dating from the 18th century, fully renovated, offering charm of yesteryear and actual comfort ! With a living space of 151 m², composed of 4 bedrooms, 2 shower rooms, a living space of 63 m² (lounge/dining and open kitchen), the old mill room, a garage, a pleasant terrace, on a 1500 m² land, right in the heart of nature, tranquility and zenitude with a stream passing by !

Ground = Entrance on the old mill room of 35 m² + hallway of 15 m² + shower room of 5 m² (WC, shower, basin unit) + bedroom of 18 m² with pellet stove, old mill wheel and view on stream + garage of 33.20 m² (electric gate).

1st = Large living area of 62.70 m² (pellet stove) plus an open kitchen (bar, double sink, electric oven, fridge, hood, dish washer) with access to the terrace + WC of 1 m² + shower room of 3.50 m² (shower, basin unit) + bedroom of 11.71 m² with mezzanine of about 7 m².

2nd = Mezzanine of 10 m² + bedroom (under roof) of 8.48 m² + bedroom (under roof) of 8.70 m².

Exterior = Land of 1500 m² in the heart of forest with a hut + stream passing by + terrace of 33 m².

Extras = Fully renovated (electricity, plumbing, roof:) + pellet stove + electric heating + double glazing + tiled floor and wooden parquet floor + septic tank (upto standards) + estimated amount of annual energy consumption for standard use: between 2704 € and 3658 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 350 €.

Price = 259.200 € (Very charming ! For those who love nature !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques.gouv.fr

Property Id : 56445

Property Size: 151 m2

Property Lot Size: 1,500 m2

Bedrooms: 4

Bathrooms: 2

Reference: EL259200E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

With Land/Garden

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€259,200

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie

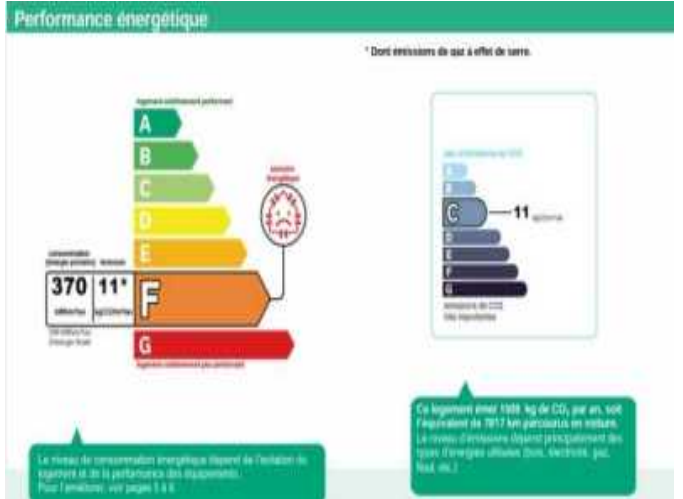


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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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C. BAUER – Sunday Times

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S. and L. BROWN



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