

Near FIGEAC 18th century mill and outbuildings

Capdenac-gare, Aveyron, Occitanie



€395,200

inc. of agency fees

4 Beds 2 Baths 220 sqm 4.6 ha

Close to the Lot valley and Figeac, you will fall in love with this superb mill which flourishes on the banks of the river with a large adjoining meadow and wooded plots on both sides. Charm, comfort...

At a Glance

Reference	MFH-FCFG3085-1	Near to	Capdenac-gare	Price	€395,200
Bed	4	Bath	2	Hab.Space	220 sqm
Land	4.6 ha	Pool	No	Land Tax	N/A

Property Description

Close to the Lot valley and Figeac, you will fall in love with this superb mill which flourishes on the banks of the river with a large adjoining meadow and wooded plots on both sides. Charm, comfort and character are combined on a daily basis for your pleasure of living on 140 m² of living space plus a gîte of 80 m² and the small independent pigeon house. Rare, lovers of mills will be delighted by the complete mechanism which remains almost intact and the enjoyment of the two banks connected by a beautiful stone bridge. On the ground floor: cellars and almost complete mechanism of the mill, laundry and boiler room. Ground floor: covered terrace, 50 m² living room with beautiful fireplace, stone sink and fitted kitchen area, 2 bedrooms of 10 and 20 m², small 15 m² sitting room, bathroom and WC. First floor under the roof: 35 m² floor area for the landing/study, bedroom, bathroom and WC. Septic tank redone. Mill valves changed in 2017. Fish ladder.

Outbuildings: Barn on 2 levels of 80 m² each, with gîte on the top. Dovecote on 3 levels with awning and adjoining carport.

Translated with www.DeepL.com/Translator (free version)

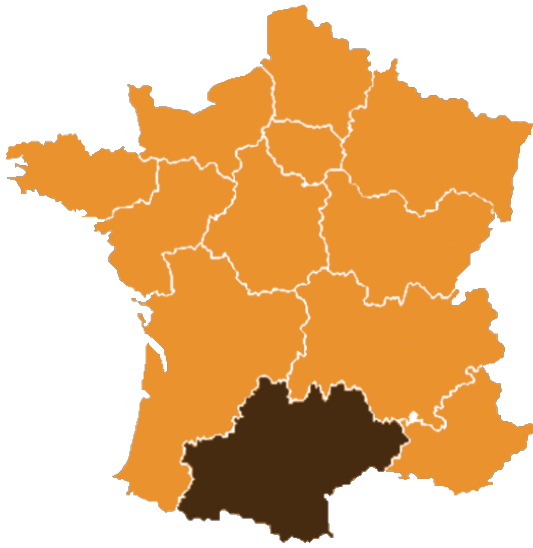
Key Information

Property type:	Chateau
Bedrooms:	4
Bathrooms	2
Price	€395,200
Address	Capdenac-gare, Aveyron, Occitanie

Additional Information

Year Built:	1800
Internal Area:	220 sqm
Land Area:	4.6 ha

Location: Occitanie



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S. and L. BROWN



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