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Old Watermill - No neighbours

Laurabuc, Aude, Occitanie



€445,000

inc. of agency fees

5 Beds 1 Baths 175 sqm 1.45 ha

Converted watermill (127m²), with separate guest space (48m²), garage, pool and 1,45 hectares of land. This property is completely tranquil with no neighbours, but in walking distance to the village...

At a Glance

Reference	MFH-MPADOP0205	Near to	Laurabuc	Price	€445,000
Bed	5	Bath	1	Hab.Space	175 sqm
Land	1.45 ha	Pool	No	Land Tax	N/A

Property Description

Converted watermill (127m²), with separate guest space (48m²), garage, pool and 1,45 hectares of land.

This property is completely tranquil with no neighbours, but in walking distance to the village and a short drive from the train station and motorway, making access very easy

Main House

Ground floor: Entrance hall, utility room with WC (7m²), large living room (38m²) with log burner, exposed beams and stone work and French doors onto terrace.

First Floor: Family bathroom with bath (5m²), large living space and kitchen area (30m²) overlooking the pool and garden, bunk-bed room (9m²), bedroom (9m²), dressing space (5m²), master bedroom (17m²) with built-in wardrobes and large ensuite shower room (5m²).

Guest cottage

Ground Floor: Living space (15m²), bedroom (9m²)

First Floor: Bedroom (17m²) with shower room (7m²).

There is currently no kitchen in this space but there is electricity and plumbing so one could be added.

Outside

To the front of the property there is a long private drive, a field which would be suitable for horses, a south facing pool (10mx5m chlorine with liner), parking and a south facing terrace.

Additional

In addition there is an open garage (19.4m²) and a closed garage (19.4m²) perfect for storage.

The original watermill building is still present but it is currently derelict - it would make a wonderful project and could provide additional accommodation. To the rear of the property there is another garden, with fields on either side. Next to the drive there is the old windmill too.

TF: €2200

Gas tank

Roof in good condition

Mostly double glazed

Septic tank

Separate electricity meter for house and guest cottage

Location

Walking distance to the local village which has a shop and a cafe, 10 minutes to Castelnaudary which has all the major supermarkets and access to the motorway and train station, 15 minutes to Bram, 30 minutes to Carcassonne and its airport, 40 minutes to Toulouse airport and the Mediterranean coast and less than 1 hour to the ski slopes. Spain and Andorra can be reached in 2 hours.

This little piece of paradise would make the perfect holiday home, for anyone looking for a tranquil spot that is easily accessible. It's fabulous location, privacy and original features make it a real rare find.

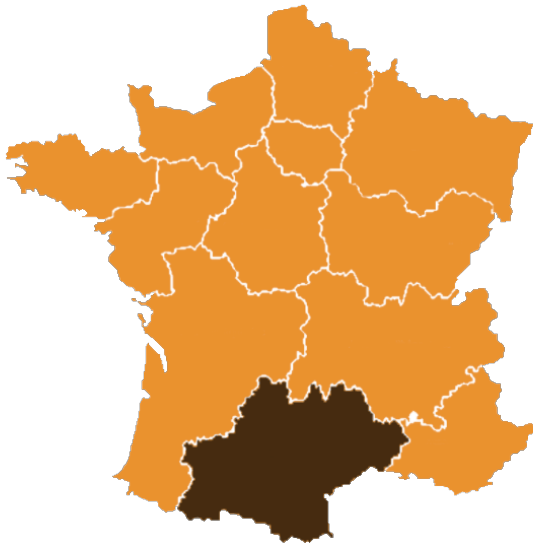
Key Information

Property type:	Countryside house
Bedrooms:	5
Bathrooms	1
Price	€445,000
Address	Laurabuc, Aude, Occitanie

Additional Information

Internal Area:	175 sqm
Land Area:	1.45 ha

Location: Occitanie



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