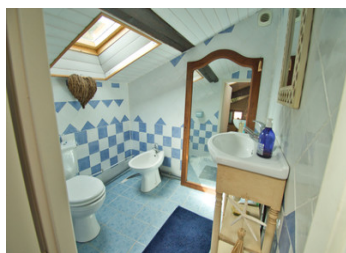
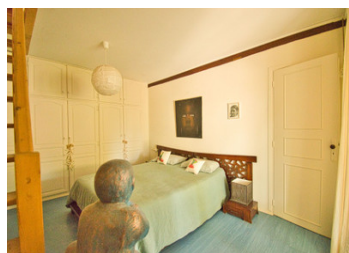
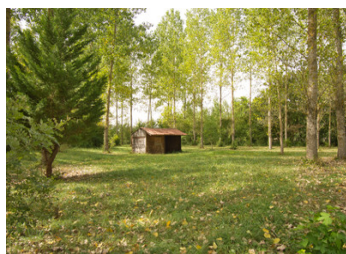


Renovated mill with no close neighbours where you will find peace and quiet.



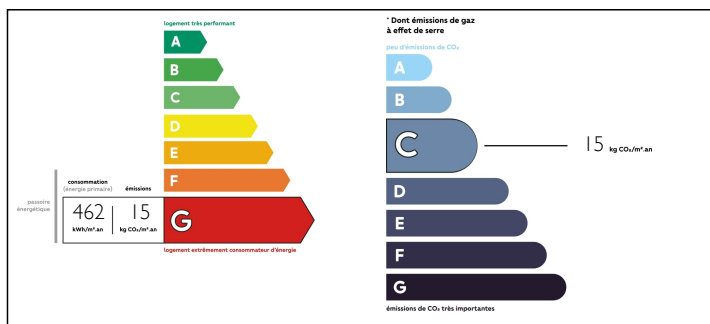
## INFORMATION

Town:	Laparade
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	11 689 m2

## IN BRIEF

Do you dream of a peaceful life in the countryside, far from the hustle and bustle of the city? Look no further. This magnificent stone property offers you the opportunity to live in a traditional mill with no close neighbours, surrounded by the tranquility of nature.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This unique residence offers authentic charm with its thick stone walls and rich history. The interior has been carefully restored to combine traditional character with modern features for your comfort.

The spacious living room has an insert fireplace, creating a warm and cosy atmosphere, perfect for those winter evenings.

The kitchen is equipped with all modern appliances while retaining the rustic style.

Two comfortable bedrooms offer private rest areas for you and your family.

The bathroom is modern and functional.

Water point upstairs

Dining room

Outbuildings

This property also includes a stone outbuilding, offering additional space for a workshop, storage area, or even the possibility of conversion into additional living space, depending on your needs.

Exterior:

Enjoy a large plot surrounded by greenery and nature, ideal for lovers of outdoor living.

A garden shed and horse box

The new microstation guarantees an efficient, environmentally-friendly wastewater treatment system.

If you're looking for a peaceful retreat where you can recharge your batteries every day, this stone mill is the ideal place to make your dreams come true.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 392 EUR

## NOTES