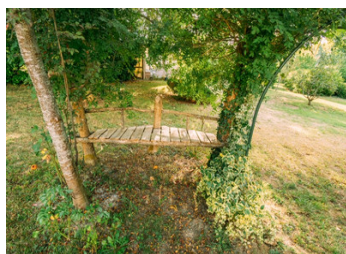


Moulin with 5 bedroom house, two bedroom gite, options to expand and 11 acres of land



INFORMATION

| | |
|-------------|----------------|
| Town: | Mézin |
| Department: | Lot-et-Garonne |
| Bed: | 7 |
| Bath: | 6 |
| Floor: | 400 m2 |
| Plot Size: | 22443 m2 |

IN BRIEF

Old stone watermill in walking distance to the medieval village of Mézin. The main house has 5 bedrooms, 4 shower rooms, a vast open plan living space of 96m² for kitchen, dining and lounge areas, together with a games room and spa room with sauna for 6 people. The games room is equipped with a kitchenette and at one time this room together with an adjoining bedroom and ensuite was it's own apartment. Next to these are two more large rooms to complete restoring if you want to. Away from the main building the gite has a lovely living room with private terrace, kitchen, 2 bedrooms, a shower room and a bathroom. Attached to the gite is a substantial barn/garage. Another stone building could be restored and would make an ideal pool room or summer kitchen. Outside the gardens are beautifully mature with a...

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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.



LOCAL TAXES

Taxe foncière: 2000 EUR

NOTES

DESCRIPTION

This old stone watermill is in walking distance to the medieval village of Mézin with restaurants, bakeries, pharmacie, bank, and weekly markets .

The main house has 5 bedrooms, 4 shower rooms, a vast open plan living space of 96m² for kitchen, dining and lounge areas, together with a games room and spa room with sauna for 6 people. The games room is equipped with a kitchenette and at one time this room together with an adjoining bedroom and ensuite was it's own apartment. Next to these are two more large rooms to complete restoring if you want to.

Away from the main building the gîte has a lovely living room with private terrace, kitchen, 2 bedrooms, a shower room and a bathroom. Attached to the gîte is a substantial barn/garage.

Another stone building could be restored and would make an ideal pool room or summer kitchen.

Outside the gardens are beautifully mature with a number of fruit trees, and a good sized shed.

The property sits on 2.2 hectares (11 acres) of land close to Nerac and the spa towns of Barbotan Les Thermes and Casteljaloux

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