

Stunning Mill property featuring 2 houses, set along a stream with mature fairytale gardens and a pool



INFORMATION

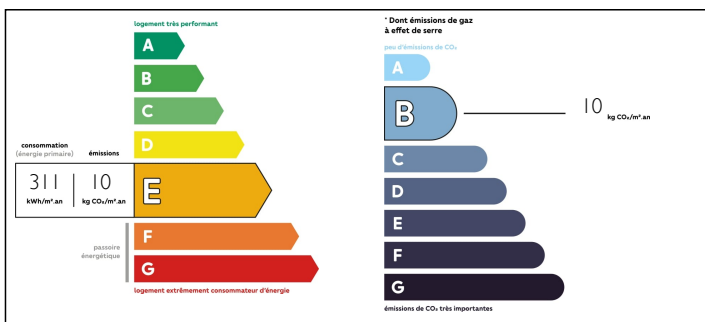
Town:	Bélays
Department:	Lot
Bed:	6
Bath:	4
Floor:	200 m2
Plot Size:	3800 m2



IN BRIEF

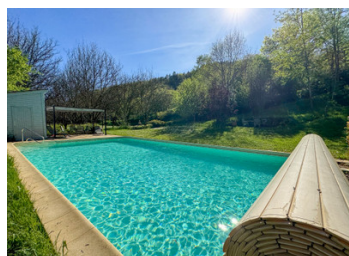
This stunning mill property, situated close to the lively village of Prayssac, is a unique offering, featuring two beautifully appointed houses situated along a picturesque stream within mature gardens, complete with a swimming pool. The property is located in a small hamlet, with the old mill house dating back to the 1700s and having undergone a complete renovation. The old mill house exudes rustic charm and elegance, showcasing traditional shutters and local stonework. The front of the house overlooks a garden with boxwood bushes and vibrant flowers along the stream, which once powered the functioning mill house. The entrance to the house is located in the courtyard, where access to the garage, a large workspace area, and various parts of the garden can be found. From the courtyard you also enter the 2nd house on the property. This converted barn, with large French doors to the front, has a well-appointed kitchen...

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

The layout of the Mill house includes a spacious and functional design. It benefits from oil fired central heating on the ground floor. Here you find a well-equipped kitchen (16,75 m²), a cloakroom (2,4 m²), a WC (2,15 m²) and a large terrace with views of the surrounding farmland. The living room (30 m²) is cosy and inviting, complete with a wood burner and parquet flooring. Connected to the living room is the main bedroom (16,4 m²) with an en suite (2,9 m²), providing a private retreat for the homeowner. The second floor offers a hallway (5,5 m²) and two bedrooms (10 m² and 12,5 m²) with a family bathroom (4,2 m²) centrally located. On the lower garden level of the Mill house are two basements (14 m² and 40 m²) used for storage and garden tools. While the house is in excellent condition, a little restyling and a fresh coat of paint will truly enhance its charm.

Across the courtyard stands the renovated stone Barn. This second house on the property benefits from double glazing and electric, underfloor heating. It boasts a well-appointed kitchen flowing into a spacious living room (49 m²) with a wood stove, and access to a large terrace with expansive views of the countryside and garden.

The second floor comprises three bedrooms (12,5 m², 7,5 m² and 11,6 m²) and two bathrooms, offering convenience and indulgence with a shower and toilet in one bathroom (3,6 m²) and a bath and toilet...

LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES