LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43673SOM82 Price: 325 000 EUR

agency fees to be paid by the seller

Idyllic former water mill with pasture. Riverside, millpond, small lake. Excellent new price!

EXCLUSIVE















INFORMATION

Town:	Parisot
Department:	Tarn-et-Garonne
Bed:	3
Bath:	3
Floor:	150 m2
Plot Size:	28700 m2

IN BRIEF

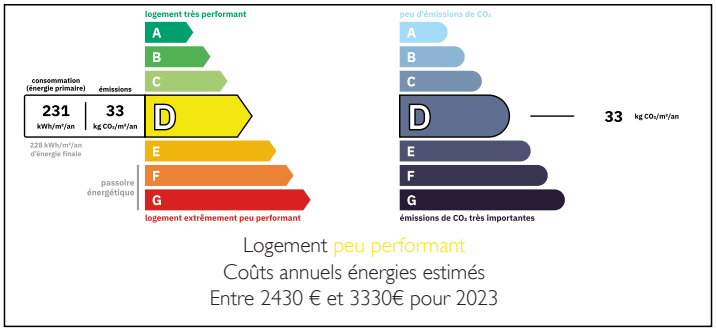
A must-see property set in the heart of the beautiful Quercy countryside in southwest France. This former water mill has lost none of its history and charm whilst providing modern comfort.

The three-bedroom, three-bathroom house is cosy and practical with a large workshop and cellar storage.

Outside, it's all about the water. The original mill pond is home to plenty of wildlife, as is the small lake alongside the little river. The covered well and the mill's tail race add further interest and utility. A large swimming pool with paved surround completes the offering.

The extensive meadow was until recently home to a small herd of alpacas and is set up to accommodate livestock in comfort and security. Chickens and ducks also have homes ready to move into.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2430 € et 3330€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1329 EUR**

NOTES

DESCRIPTION

Drive in through the sturdy wooden gates to a gravelled parking area. A few stone steps lead up to the front of the house with pretty seating areas by the millpond.

Enter through the glazed front door directly into the dining room. Solid oak floor, some exposed stone walls, exposed beams. Window to rear garden. (20 m²)

To the right, steps down to the kitchen with stainless steel island, range cooker with extractor hood over, stainless steel sink and separate wash hand basin. To the rear of the kitchen is a pantry fitted with useful shelving and a small laundry and boiler room. The kitchen enjoys a wide set of sliding patio doors and a window to the side. (21 m² inc. pantry and utility)

From the dining room, through to the luminous living room with its wood-burning stove, solid oak floors, exposed beams. Windows to front and rear. (32 m²)

Also on the ground floor, an accessible shower room. (3 m²)

From the living room, oak stairs lead up to the first floor with its sloping ceilings under the eaves throughout.

To the left, a large bedroom with en-suite bathroom. One dormer window, one Velux. (21 m²)

The bathroom offers a vanity unit, WC and bath with shower over. (4 m²)

From the landing, right to a corridor providing access to the second bedroom, also en-suite. Velux window offers views over the gardens. (13 m²)

Step up into the bathroom to find a wash basin, WC and bath with shower over....

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