LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44712THS47 Price: 139 000 EUR

agency fees to be paid by the seller

Exclusive: converted stone mill with terrace and countryside views in Armillac

EXCLUSIVE







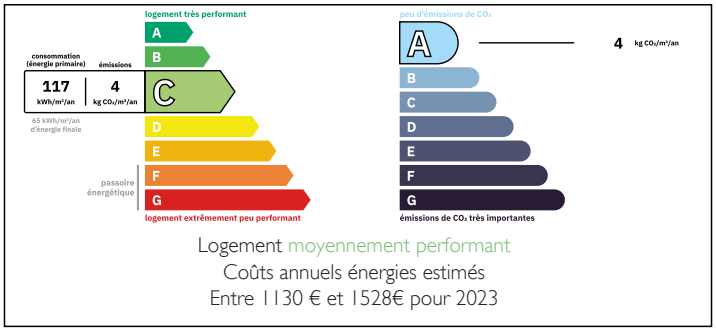








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1130 € et 1528€ pour 2023

INFORMATION

Town:	Armillac
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	102 m2
Plot Size:	2500 m2

IN BRIEF

In Armillac, near Miramont-de-Guyenne, this converted stone mill offers approximately 102.5 m² of accommodation, a timber terrace and open countryside views.

The ground-floor living room of approximately 33 m² also serves as a bedroom. This level includes a kitchen and dining area of around 25 m², a utility/storage room, a shower room, a separate WC and a hall within the tower.

A 7 m² study occupies the first floor, with a separate 12 m² bedroom on the second floor. Internal staircases connect the three levels.

The approximately 2,500 m² garden has established trees. A garage, workshop and garden shed complete the property.

Double glazing, an air-to-air heat pump, electric

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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NOTES

DESCRIPTION

In Armillac, Lot-et-Garonne, this converted stone mill offers approximately 102.5 m² of accommodation, a timber terrace and a garden of around 2,500 m². The circular tower, stone walls and open countryside views create an individual home near Miramont-de-Guyenne in south-west France.

On the ground floor, the living room measures approximately 33 m² and follows the shape of the building. Visible stone walls and terracotta floor tiles reflect the mill's origins. This room also serves as a bedroom, providing sleeping space on the ground floor. An opening onto the terrace connects the room with the garden.

The kitchen and dining area measures approximately 25 m² and has its own access outside, providing space for preparing meals and dining together.

This level also includes a utility/storage room estimated at 6–7 m², a shower room of approximately 4–5 m² and a separate WC of around 1 m². The hall within the tower provides approximately 6–8 m², excluding the staircase, with an additional passageway of around 3 m².

On the first floor, a 7 m² study offers a separate space for working, reading or another personal use. A separate 12 m² bedroom occupies the second floor in the upper part of the mill. Timber staircases connect the three levels and form part of the house's distinctive layout.

Outside, the timber terrace provides space to sit and enjoy views across the surrounding fields and gently rolling countryside. The approximately 2,500 m² garden includes established trees and grassed areas. A garage, workshop and garden shed...