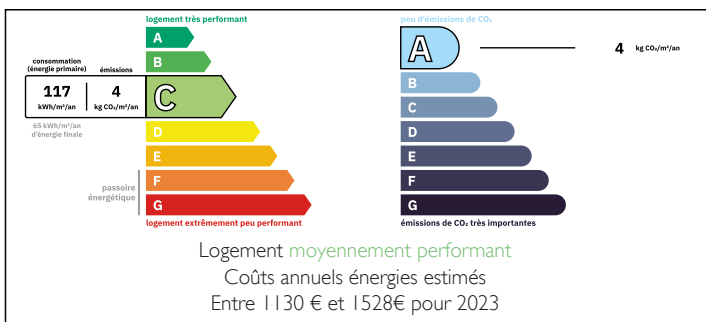


Charming Restored Stone Mill with Countryside Views, South-West France

EXCLUSIVE



ENERGY - DPE



INFORMATION

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

IN BRIEF

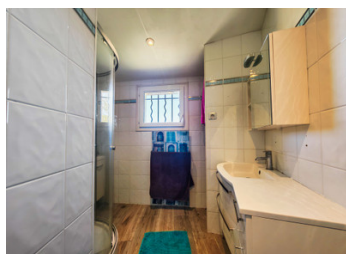
Restored stone mill with countryside views – 2,500 m² land

Character property with one bedroom plus office, spacious living area, outbuildings and terrace.

Peaceful rural setting. Suitable as a holiday home or lifestyle project.

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.



NOTES

DESCRIPTION

Charming Restored Stone Mill with Countryside Views, South-West France

Set in a peaceful rural environment with open countryside views, this characterful restored stone mill with extensions offers a rare opportunity to enjoy authentic living in South-West France.

The property combines traditional charm with modern comfort and offers a warm and inviting atmosphere throughout.

The accommodation includes:

A spacious living room of approximately 41 m²

A large kitchen with dining area

One bedroom

A study/office (potential additional bedroom)

A cosy lounge

A shower room

A separate WC

A utility room

The property is set on a plot of approximately 2,500 m², offering privacy, space and pleasant views over the surrounding countryside.

Additional features:

Workshop

Garage

Garden outbuilding

Terrace suitable for outdoor dining

Technical features:

Double glazing

Reversible air conditioning and electric heating

Individual drainage system

Location:

Approximately 10 minutes from

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