LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45004FV12 Price: 527 000 EUR

agency fees to be paid by the seller

AVEYRON St-Sernin-sur-Rance, property complex: historic mill access to the river, houses, 4 dwellings and land

EXCLUSIVE















INFORMATION

Town:	Saint-Sernin-sur-Rance
Department:	Aveyron
Bed:	9
Bath:	7
Floor:	330 m2
Plot Size:	4770 m2

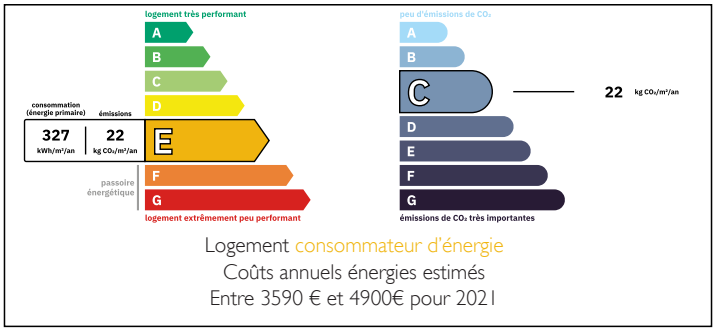
IN BRIEF

In the heart of the magnificent medieval village of St Sernin-sur-Rance, in the department of Aveyron and very close to the Tarn, lies this unique property complex.

A breathtaking view, with the upper part of the village perched on its rocky outcrop, featuring typical medieval houses, and below, the splendid River Rance, teeming with fish! The property comprises an old mill dating from 1848 overlooking the river, with a 224 m² residential section comprising two self-contained flats, its irrigation canal and pond, its central hall and annexes including a bread oven, cellars, garages, a cellar bar and a terrace overlooking the river, private access to the river and gardens, and another adjoining residential house of 106 m² comprising two independent dwellings. Land area of 4,777 m².

It will be able to accommodate a wide range of projects that...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3590 € et 4900€ pour 2021

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: **1100 EUR**

NOTES

DESCRIPTION

Let's begin the tour – it really is a unique place! After spending some time strolling around, drawn in by this picturesque spot and the magical call of the river in the background, we enter the main house, which has been recently renovated. First, we discover a lovely living area with a modern, functional kitchen, a dining area and a cosy, efficient fireplace; the light, natural colours bring a lovely brightness to this room, and there is also a shower room with a toilet. Adjacent to this is a spacious living room featuring beautiful parquet flooring and impressive exposed beams, with the added bonus of a large bay window offering breathtaking views of the river !

Back in the kitchen, a beautiful staircase leads us upstairs to the sleeping area, which comprises tBeautiful bedrooms, one of which has an en-suite bathroom and a separate toilet.
A surprise and a huge bonus: there are two self-contained flats located downstairs on the garden side and in the heart of the mill – one on the mezzanine level with a kitchen, dining room, bedroom, shower room and toilet, and another on the ground floor with the same layout!
These properties are ready to use and will allow you to accommodate family, friends or clients depending on your plans; it really is a superb opportunity.
Outside, a true waterside paradise with a garden, mill pond, private access to the river – which is priceless – and... YES, you're not dreaming: just above...