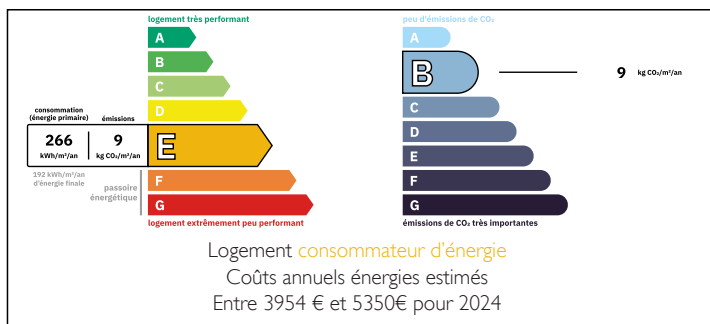


Just a few minutes from Duras, a renovated old mill in a peaceful, rural setting



ENERGY - DPE



INFORMATION

Town:	Esclottes
Department:	Lot-et-Garonne
Bed:	5
Bath:	3
Floor:	248 m2
Plot Size:	10000 m2

IN BRIEF

EXCEPTIONAL HISTORIC MILL – 1-HECTARE PARK – RIVER

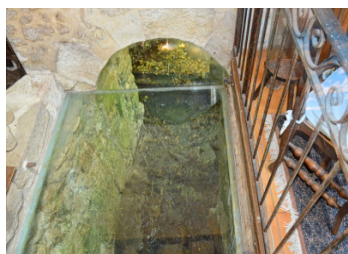
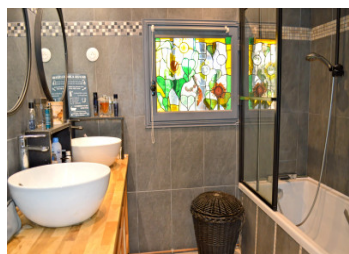
Discover this fully renovated stone mill, completely secluded from the view of neighbours. A haven of absolute peace where the river 'Le Doucet' flows beneath the building.

The heart of the property features a monumental living room (5.65 m high) with a grand fireplace, a Canadian stove and a tranquil view of the water. The ground floor comprises a kitchen, two en-suite bedrooms with shower rooms/WCs, a third bedroom and a separate shower room. The first floor is dedicated to guests, with two large dormitories and a WC.

Outside, a wooded park of nearly 10,000 m² surrounds a swimming pool with a beautiful canopy and barbecue area, ideal for relaxation.

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

This exceptional property comprises:

- A 14m² entrance hall with a stove and built-in cupboards
- A 13m² fitted kitchen
- A 74m² living room with a monumental fireplace, a Canadian stove and a view of the water
- A 16m² bedroom with an en-suite shower room and a toilet
- A 17m² bedroom with an en-suite shower room and a toilet
- An 18m² bedroom
- A 5.38m² shower room
- A toilet

Upstairs:

- A 47m² dormitory
- A 36m² dormitory
- A toilet

The swimming pool is chlorinated and measures 10m x 5m with a gently sloping bottom

The canopy measures 43m²

A small 25m² outbuilding used as a gardening area and workshop

Heating is provided by electric underfloor heating, various fireplaces and stoves, as well as convactor heaters.

Hot water is supplied by a hot water tank.

Wastewater is managed via a septic tank.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1316 EUR

NOTES