



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4437

• House - Cœur de Causse •



## DETAILS

**Land surface:** 1 ha

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

In the regional park of Causses of Quercy , very rare restored mill fully with its creek, the reach, passing under the property and its swimming pool of 10x5. Has 25min from the A20 , 30 minutes from the centre of Cahors .

150 m<sup>2</sup> living

10 000 m<sup>2</sup>

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Price fees included

160 500 €

Agency fees: 7 % VAT included\*

Price without fees: 150 000 €

\*The agency fees are entirely at the cost of the purchaser





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## • Description ref n°4437 •

This mill of the XV century, surrounded by greenery , bordered by a creek, shaded with large trees around, has its entrance on a living room , living room , dining area ,45m<sup>2</sup> with fireplace and insert , a kitchen of 25m<sup>2</sup> , independent wc with lava-hand, a terrace of 15m<sup>2</sup> south/west .

To the first floor there is a room of 30m<sup>2</sup> with two dressing room , a bathroom + toilet .

On the ground floor, we have a studio with a kitchen, a sitting room, a bathroom + wc and two millstones in stone with glass passageway to take advantage of its reach under the house.

The main part of it is double glazed and the roof redone nine.

A one-car garage, oil heating, a swimming pool 10x5 secure, adorn this property which has retained all the charm of a real mill on a hectare of land.

Three hectares of wood not attached, but nearby, are included in the sale .

