Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8496

• House - Castillonnès •

DETAILS

Land surface: 11272 m²

Number of bedrooms: 6

Number of levels: 1

Type of heating: Without

Drainage/sewage: Septic tank

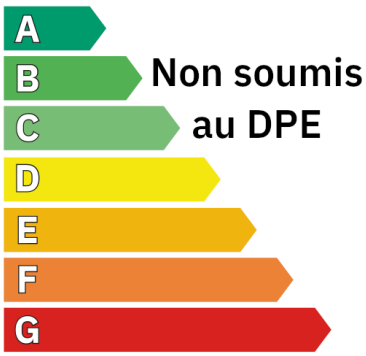
Swimming pool: No

Ground floor living: No

Work needed: Big work

Fireplace: Yes closed hearth

Built: Not specified



Charming former watermill, approximately 300m2 of living space, with 5 bedrooms, outbuilding and millrace, offering great renovation potential. Adjoining land of approximately 1 hectare.

300 m² living

11 272 m²

Non-binding document

- Castillonnès -
12 Place Jasmin
47330 Castillonnès
Tel : 05 53 40 22 69
castillonnes@valadie-immobilier.com

Price fees included

212 000 €

Agency fees: 6 % VAT included*
Price without fees: 200 000 €

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

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Let yourself be captivated by the authentic charm of this former watermill, steeped in history and offering an enchanting setting in the heart of nature. A true invitation to imagine, create, and breathe new life into this unique place.

Upon entering, you'll find an entrance hall (16.4 sq m) leading to a utility room with a WC (18.6 sq m), ideal for organization and storage. The living/dining room (58.6 sq m), complete with a wood-burning stove, offers a welcoming space full of character, adjacent to a fully equipped kitchen (36.1 sq m) with an AGA range cooker, ready to be used again.

Upstairs, a spacious landing (15.9 sq m) leads to five bedrooms (18.1, 18.7, 18.4, 18.4, and 22 sq m), offering excellent potential for layout to accommodate family, guests, or create themed spaces according to your plans. The hallway (28.3 sq m) also leads to a bathroom in need of renovation (8 sq m). A second bathroom, also requiring renovation, serves two of the bedrooms, accessible from either side.

Outside, a terrace promises pleasant moments by the water. The ground floor, with its garage and, most notably, the mill wheel room, evokes the mill's former life and its very soul. A stone outbuilding, also in need of renovation, completes the property, as do the millrace and the adjoining land, offering a superb natural setting.

This mill is much more than just a property: it's a life project, a heritage adventure, a work of art to be reinvented. Renovation enthusiasts and lovers of exceptional properties, this is the place for you.

Other:
- New double-glazed wooden windows
- Central pellet heating to be installed
- Non-compliant septic system
- Roof and framework to be replaced