# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9266 • House - Eymet •




## DETAILS

**Land surface:** 9824 m²

**Number of bedrooms:** 2

**Number of levels:** 2

**Type of heating:** Without

**Drainage/sewage:** Everything in the sewer

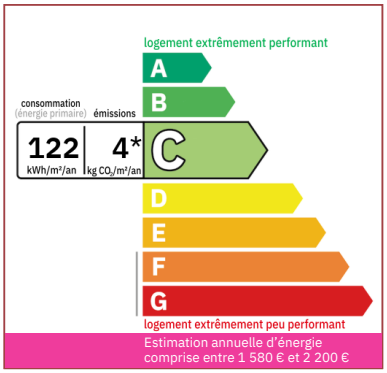
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** 1500




A few minutes' walk from Eymet, nestled in greenery and forests, a beautiful mill to renovate with an independent house and dovecote on almost 1 hectare of land. Ideal for a tourism project.

440 m² living

9 824 m²

Non-binding document

Thibaut Pricaz
Agent commercial
Tel : 06 15 61 55 37
https://valadie-immobilier.com
thibaut@valadie-immobilier.com

Price fees included

495 000 €

Agency fees: 6 % VAT included*
Price without fees: 467 000 €

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

# Agence Immobilière Valadié

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## • Description ref n°9266 •

16th-century stone mill to renovate with a separate house on a 9,824 m² plot.

The mill comprises:

- A ground floor of approximately 235 m².

- A first floor of approximately 205 m².

- An attic of approximately 168 m².

- A basement with the machinery room of approximately 237 m².

The house comprises:

- On the ground floor: an entrance hall, a living room, a kitchen with a range cooker opening onto the dining room, and a toilet.

- Upstairs: a landing leading to two bedrooms, a bathroom with double vanity, and a separate toilet.

- In the basement: a cellar.

The windows are double-glazed PVC. The heating system is electric, using a heat pump.

Outside, several terraces overlook a central courtyard and then a wooded park where a dovecote stands.

Both buildings are connected to mains drainage.







