

[Click to view MFH-RHGS612](#)

## Mill house with a pond and land in a private setting

Cahuzac-sur-Vere , Tarn , Occitanie



# €850,000

inc. of agency fees

4 Beds    3 Baths    320 sqm    6 ha

Beautifully renovated 19th-century mill house with outbuildings, a pool, a lake, a potager, and an orchard set on just over 6 hectares of land. Ideal for a small equestrian property or a family home.

### At a Glance

|                  |             |                |         |                  |          |
|------------------|-------------|----------------|---------|------------------|----------|
| <b>Reference</b> | MFH-RHGS612 | <b>Near to</b> | Gaillac | <b>Price</b>     | €850,000 |
| <b>Bed</b>       | 4           | <b>Bath</b>    | 3       | <b>Hab.Space</b> | 320 sqm  |
| <b>Land</b>      | 6 ha        | <b>Pool</b>    | Yes     | <b>Land Tax</b>  | N/A      |

### Property Description

Classic Tarnaise mill house (320 m<sup>2</sup>) dating from around 1820 which has been beautifully renovated to provide a very comfortable family home with four bedrooms and potential to use for B&B. There are plenty of outbuildings, a pool, a lake , a potager and orchard. Together with the land of just over 6 ha it could be

suitable for a few horses, or for other animals and it is privately located at the end a driveway. The property is situated just 5 minutes from Cahuzac sur Vere, 20 minutes from Gaillac with all its commerces or about an hour from Toulouse with its airport.

## The Accommodation

As you walk through the traditional double doors, you enter a well-designed glazed inner hallway that fills the spacious open-plan living area with natural light. The kitchen area is a culinary haven, featuring a large central island with a Corian worktop, plenty of storage, and space for cookery books. The island also includes three induction hobs, a Teriyaki hot plate, and a Robin extractor hood. The base units house a double sink, a large fridge and freezer, two Neff ovens, a microwave, and a warming drawer.

Adjacent to the kitchen, there is a dining area (6m x 3m) perfect for entertaining, and a sitting area (8.3m x 4.5m) with a cozy wood burner in an open brick fireplace. This room is further enhanced by exposed stone walls, downlighters, a stone-tiled floor, and a beautiful staircase leading up to the first floor.

The versatile studio/second reception room (5.0m x 5.6m) features a stone-tiled floor, exposed stone walls, and three radiators, with a secondary staircase leading up to the first floor. The inner hall (4.6m x 2.0) features tiled floors and leads to a cloakroom (3.4m x 1.9m) with a WC, wash basin, and tiled floors, as well as a utility room (7.9m x 4.8m) with space for a washing machine and dishwasher, a separate storage cupboard, and a door to the main barn.

*Upstairs*, the expansive landing features coir matting and a linen cupboard, leading to the master bedroom suite (8.1m x 5.4m) with coir matting, beams, a radiator, and dual aspect windows overlooking the gardens, lake, and the leat. The suite also includes a large en-suite bathroom with an Italian-style walk-in shower, a large wash basin, a WC, a radiator, and tiled floors, as well as a spacious walk-in dressing room with cupboards and a separate door to the landing.

Bedroom 2 (6.7m x 4.1m) features radiators, beams, and an en-suite shower room with a large shower cubicle, a wash basin, a WC, and a radiator. The second landing (6.4m x 5.8m overall including stairwell) features a parquet floor and creates a second office area/sitting area, with a lime oak staircase leading down to the studio and exposed stone walls. The corridor leads to bedroom 3 (4.4m x 3.7m) with carpet and a radiator, and bedroom 4 (3.6m x 3.6m) with a parquet floor and a radiator. The brand-new shower room (3.7m x 1.8m) features a slate-tiled floor, a large walk-in shower, a wash basin, a WC, and a towel rail.

## Outside

From the large gravelled courtyard at the front of the house, a doorway leads to

- Workshop/Boiler Room (9.1m x 7.8m) With Atlantic oil fired boiler, 2 water heaters, double sink, workshop area, old stable and storage and door to utility room.

- Barn (7.7m x 6m). With stone walls, ideal for al-fresco dining and has various storage rooms off. Scope to cover roof with solar panels if wanted as cannot be seen from the front of the house.

A driveway leads around to the back of the house to a covered parking area and large double doors lead to :

- Rear stone barn (8.1m x 8.3m) Double height with stone walls and a staircase leading up to a huge L shaped insulated loft (12m x 11.3m and 4.7m x 4.4m - 162m<sup>2</sup>) offering further potential to be converted into rooms and access could be made into the main house.

Swimming Pool (11m x 6m). Located above the house, this chlorine pool will need a new liner and the tiled surround will need some attention.

The land extends to about 6.26 ha in total with is a combination of meadows, fields and woodland and surrounds the house.

The gardens are a real delight and feature of this property. To the side of the house is the original mill race and lawns to the side and a number of mature trees with seating, a covered pergola with wisteria and ramp down to the drive, terraces, numerous shrubs which run down to the lake with a central island and a waterfall at the end and is home to lots of wildlife including kingfishers. Asparagus beds, a large fenced off potager with raised beds, soft fruit area, polytunnel and a recently planted orchard.

*All in all, this is a truly delightful and private property for which an early viewing is highly recommended.*

## Environment & Surroundings

Lake or River View? ✓

## And Before You Ask

|                     |                       |
|---------------------|-----------------------|
| Exposure:           | South-east            |
| Year of Renovation: | 2020                  |
| Condition:          | Ready to move in      |
| Heating System:     | Central heating (oil) |
| Reason for selling: | Other                 |
| Currently lived in: | Yes                   |
| Condition of Roof:  | Excellent             |
| Property Tax:       | €1389.00              |

## Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 4                 |
| Bathrooms      | 3                 |
| Price          | €850,000          |

## Key Information

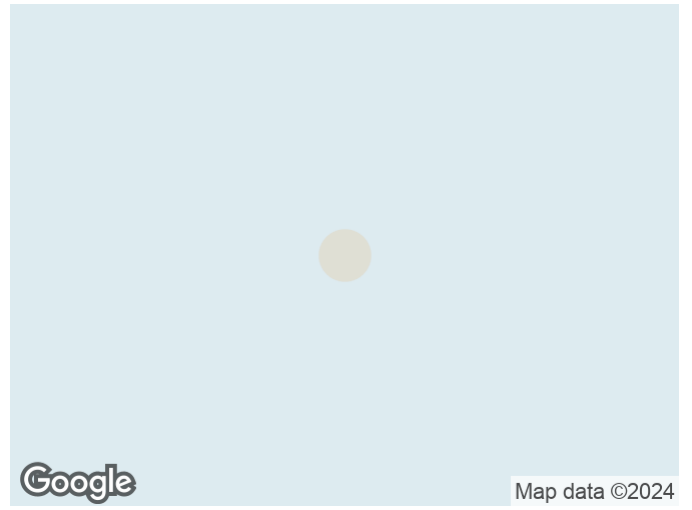
|                        |         |
|------------------------|---------|
| Year Built:            | 1820    |
| Internal Area:         | 320 sqm |
| Land Area:             | 6 ha    |
| Floor:                 | 2       |
| How many Outbuildings: | 2       |
| Number of Fireplaces:  | 1       |

### Property Features:

- Scope for B&B
- Private setting
- Stone built mill house
- Income potential
- Very well appointed

|                        |     |
|------------------------|-----|
| Has Attic Space:       | Yes |
| Has an Office / Study? | Yes |
| Has a Terrace?         | Yes |
| Swimming Pool?         | Yes |
| Pool House?            | Yes |
| Has ADSL/Broadband?    | Yes |
| Has Satellite TV       | Yes |

**Location: Occitanie**



# Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates