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## 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-RHGS611	<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**



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