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## Old Stone Mill, Fully Renovated, With 4 Bedrooms, Garage And Pleasant...

Lacaune , Tarn , Occitanie



# €259,200

inc. of agency fees

4 Beds

2 Baths

Charming village with bar/restaurant, located at 20 minutes from Lacaune (with all the shops), 40 minutes from La Salvetat sur Agout and 30 minutes from lakes ! Old stone mill dating from the 18th century,...

### At a Glance

**Reference** MFH-LFR-EL259200E

**Near to** Lacaune

**Price** €259,200

**Bed** 4

**Bath** 2

**Land Tax** N/A

**Pool** No

### Property Description

Charming village with bar/restaurant, located at 20 minutes from Lacaune (with all the shops), 40 minutes from La Salvetat sur Agout and 30 minutes from lakes !

Old stone mill dating from the 18th century, fully renovated, offering charm of yesteryear and actual comfort

! With a living space of 151 m<sup>2</sup>, composed of 4 bedrooms, 2 shower rooms, a living space of 63 m<sup>2</sup> (lounge/dining and open kitchen), the old mill room, a garage, a pleasant terrace, on a 1500 m<sup>2</sup> land, right in the heart of nature, tranquility and zenitude with a stream passing by !

Ground = Entrance on the old mill room of 35 m<sup>2</sup> + hallway of 15 m<sup>2</sup> + shower room of 5 m<sup>2</sup> (WC, shower, basin unit) + bedroom of 18 m<sup>2</sup> with pellet stove, old mill wheel and view on stream + garage of 33.20 m<sup>2</sup> (electric gate).

1st = Large living area of 62.70 m<sup>2</sup> (pellet stove) plus an open kitchen (bar, double sink, electric oven, fridge, hood, dish washer) with access to the terrace + WC of 1 m<sup>2</sup> + shower room of 3.50 m<sup>2</sup> (shower, basin unit) + bedroom of 11.71 m<sup>2</sup> with mezzanine of about 7 m<sup>2</sup>.

2nd = Mezzanine of 10 m<sup>2</sup> + bedroom (under roof) of 8.48 m<sup>2</sup> + bedroom (under roof) of 8.70 m<sup>2</sup>.

Exterior = Land of 1500 m<sup>2</sup> in the heart of forest with a hut + stream passing by + terrace of 33 m<sup>2</sup>.

Extras = Fully renovated (electricity, plumbing, roof:) + pellet stove + electric heating + double glazing + tiled floor and wooden parquet floor + septic tank (upto standards) + estimated amount of annual energy consumption for standard use: between 2704 € and 3658 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 350 €.

Price = 259.200 € (Very charming ! For those who love nature !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 56445

Property Size: 151 m<sup>2</sup>

Property Lot Size: 1,500 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: EL259200E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

With Land/Garden

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€259,200

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie

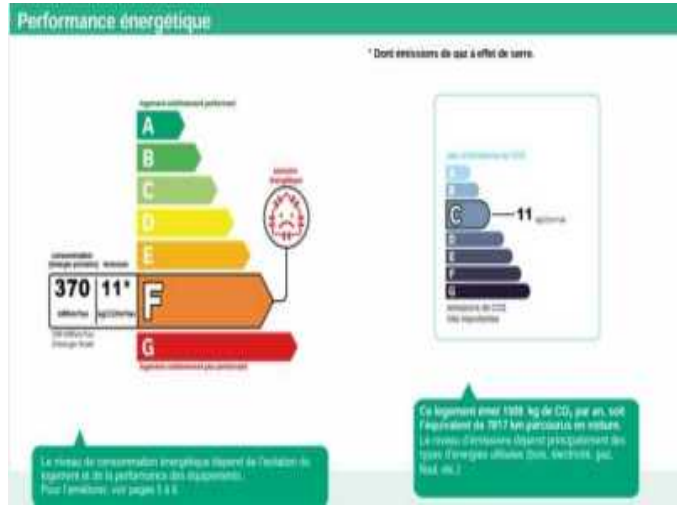


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or email us at **bonjour@my-french-house.com**.

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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.

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