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## Old mill in a green setting at the gateway to the TARN

Tarn , Occitanie



# €545,000

inc. of agency fees

7 Beds   6 Baths   454 sqm   2.04 ha

Between ALBI and RODEZ, this old mill with over 450 sqm of living space stands out for its potential, offering a unique living environment. Divided into three dwellings, it allows for a variety of uses,...

### At a Glance

<b>Reference</b>	MFH-EAT8152	<b>Near to</b>	Toulouse	<b>Price</b>	€545,000
<b>Bed</b>	7	<b>Bath</b>	6	<b>Hab.Space</b>	454 sqm
<b>Land</b>	2.04 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Between ALBI and RODEZ, this old mill with over 450 sqm of living space stands out for its potential, offering a unique living environment.

Divided into three dwellings, it allows for a variety of uses, including the possibility of a rental project.

Between the two gîtes, the main house rises on three levels. It combines modern comfort and character. Its kitchen benefits from a dining island and plenty of storage space. A bedroom completes the ground floor. Currently used as a living room, a beautiful room with an open fireplace offers a surface area of over 80 sqm. It benefits from a separate entrance, allowing this space to be divided and used as a yoga or dance room, etc.

Upstairs, three bedrooms share a bathroom, while a master suite is nestled under the roof.

The two gîtes, with their distinctive charm, complete this ensemble.

The first, in loft style, offers a cozy space.

The second, meanwhile, consists of two en-suite bedrooms and an additional room currently used as a dormitory.

The whole is spread over an adjoining plot of more than 2 hectares, fully fenced, decorated with a reservoir offering a panorama inspired by Canadian landscapes, changing with the seasons.

A unique living space

Garage

Heating by heat pump

Albi: 30 minutes

Rodez: 20 minutes

Services and shops: 2 minutes

ENERGY CLASS: B, C and E / CLIMATE CLASS: A, A and E (depending on the building)

Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 5,450 euros and 7,490 euros (consumption for all buildings)

Information on the risks to which this property is exposed is available on the GÉORISQUES website:

## Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	6
Price	€545,000

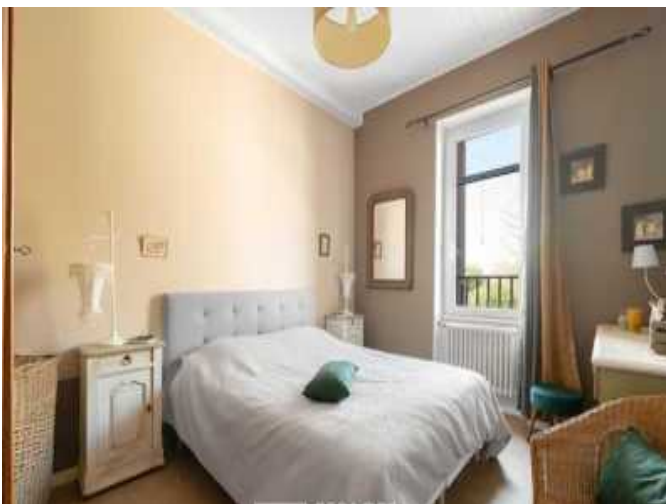
## Key Information

Year Built:	1800
Internal Area:	454 sqm
Land Area:	2.04 ha
Has a Garden	Yes

## Location: Occitanie



## Gallery





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**C. BAUER – Sunday Times**

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