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## Magnificent water mill (house and 3 gîtes) with swimming pool and outbuildings...

**Foix** , **Ariège** , **Occitanie**



# €698,000

inc. of agency fees

6 Beds   1 Baths   325 sqm   0.89 ha

Magnificent water mill (founded in title for water rights) 325m<sup>2</sup> converted into a house and 3 gîtes with swimming pool, outbuilding on approx. 8 900m<sup>2</sup> of land approx. 10 minutes from Foix. Main house...

### At a Glance

<b>Reference</b>	MFH-MPAR02335	<b>Near to</b>	Foix	<b>Price</b>	€698,000
<b>Bed</b>	6	<b>Bath</b>	1	<b>Hab.Space</b>	325 sqm
<b>Land</b>	0.89 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Magnificent water mill (founded in title for water rights) 325m<sup>2</sup> converted into a house and 3 gîtes with swimming pool, outbuilding on approx. 8 900m<sup>2</sup> of land approx. 10 minutes from Foix.

Main house (170m<sup>2</sup>): kitchen 21m<sup>2</sup>, dining room 20m<sup>2</sup> with wood burning stove with splitter to first floor, sitting room 24m<sup>2</sup> with wood pellet stove, utility room 8m<sup>2</sup>, shower room + wc 4m<sup>2</sup>, utility room leading to

garage 30m<sup>2</sup>, and further on a sports/games room 28.5m<sup>2</sup> (insulated walls, double glazing and insulated ceilings).

1st floor: landing 9m<sup>2</sup>, master suite with bedroom 18.4m<sup>2</sup> and shower room (WC, washbasin and shower) 3.4m<sup>2</sup>. Family bathroom (bath, WC, washbasin and shower) 6.2m<sup>2</sup>. Bedroom 17.6m<sup>2</sup>.

2nd floor: Large landing room 13.8 m<sup>2</sup> (actual 40m<sup>2</sup>) and two bedrooms 10.5 and 12.7m<sup>2</sup> (actual 30 and 35m<sup>2</sup>).

Gîte 1: 65m<sup>2</sup>: Living room 20m<sup>2</sup> with mezzanine 10.8, two bedrooms 7.3m<sup>2</sup> and 15.4m<sup>2</sup>.

Gîte 2: 33.75m<sup>2</sup>: Living room 20m<sup>2</sup> with mezzanine 10.8, two bedrooms 7.3m<sup>2</sup> and 15.4m<sup>2</sup>.

Studio 25m<sup>2</sup> with kitchenette 3m<sup>2</sup> and shower room 4m<sup>2</sup>.

There is also a 14m<sup>2</sup> massage room accessible from the outside.

The outbuildings: large hangar 135m<sup>2</sup> including a large covered terrace, a garage area with drain trap and a large covered area for storage, outbuilding/playroom 73m<sup>2</sup> located next to the swimming pool. Small chicken coop.

The swimming pool is new, salt water, 12x5 and has an additional shelter.

The property is in good condition with double glazing for a small part, heating by wood or pellet stoves, individual NC drainage, fibre optics, some parts of the building have been renovated recently including the lounge, gym, bedrooms on the second floor ..., roof insulated (some parts recently), electricity redone approx 15 years,

In addition, there are a number of other advantages: potential for seasonal accommodation in the 3 gîtes, which offer excellent value for money, photovoltaic panels (1000€/year), possible electricity production thanks to water rights (a water supply canal runs through the house and there is an old system there).

Large area of land with river and canal, close to Foix in the beautiful Bargaillère valley, approx. 1h15 from Toulouse. Great potential for a family looking to set up in the countryside and run a seasonal hospitality business.

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€698,000

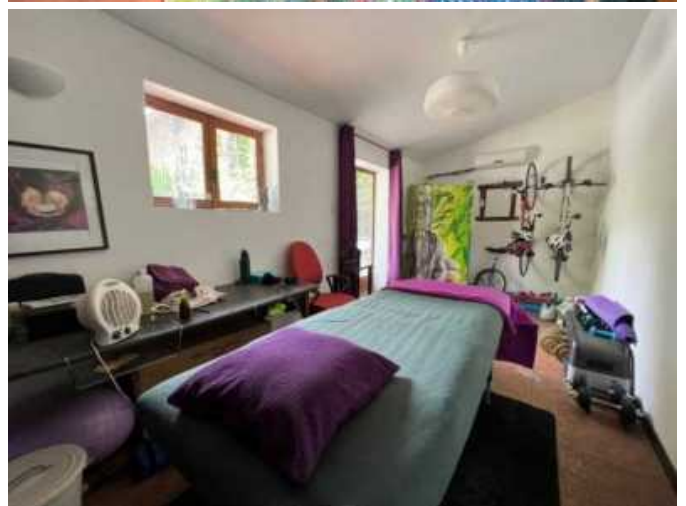
## Key Information

Internal Area:	325 sqm
Land Area:	0.89 ha

## Location: Occitanie



## Gallery











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