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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) 325m² converted into a house and 3 gîtes with swimming pool, outbuilding on approx. 8 900m² of land approx. 10 minutes from Foix. Main house...

At a Glance

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

Property Description

Magnificent water mill (founded in title for water rights) 325m² converted into a house and 3 gîtes with swimming pool, outbuilding on approx. 8 900m² of land approx. 10 minutes from Foix.

Main house (170m²): kitchen 21m², dining room 20m² with wood burning stove with splitter to first floor, sitting room 24m² with wood pellet stove, utility room 8m², shower room + wc 4m², utility room leading to

garage 30m², and further on a sports/games room 28.5m² (insulated walls, double glazing and insulated ceilings).

1st floor: landing 9m², master suite with bedroom 18.4m² and shower room (WC, washbasin and shower) 3.4m². Family bathroom (bath, WC, washbasin and shower) 6.2m². Bedroom 17.6m².

2nd floor: Large landing room 13.8 m² (actual 40m²) and two bedrooms 10.5 and 12.7m² (actual 30 and 35m²).

Gîte 1: 65m²: Living room 20m² with mezzanine 10.8, two bedrooms 7.3m² and 15.4m².

Gîte 2: 33.75m²: Living room 20m² with mezzanine 10.8, two bedrooms 7.3m² and 15.4m².

Studio 25m² with kitchenette 3m² and shower room 4m².

There is also a 14m² massage room accessible from the outside.

The outbuildings: large hangar 135m² including a large covered terrace, a garage area with drain trap and a large covered area for storage, outbuilding/playroom 73m² 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 Barguillère 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

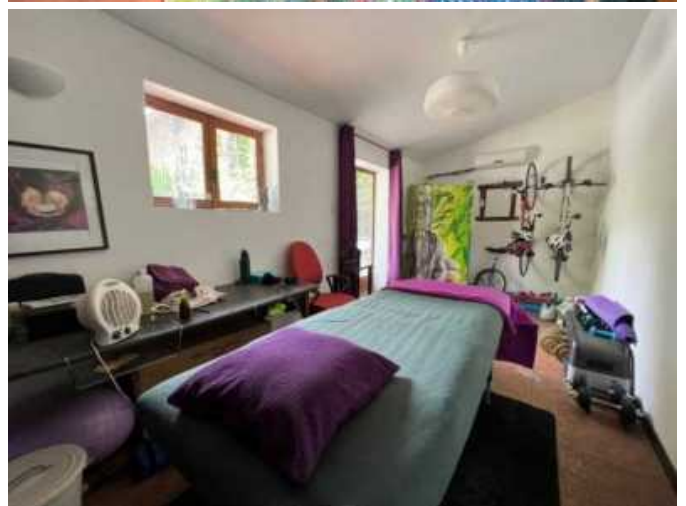
Key Information

Internal Area:	325 sqm
Land Area:	0.89 ha

Location: Occitanie



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