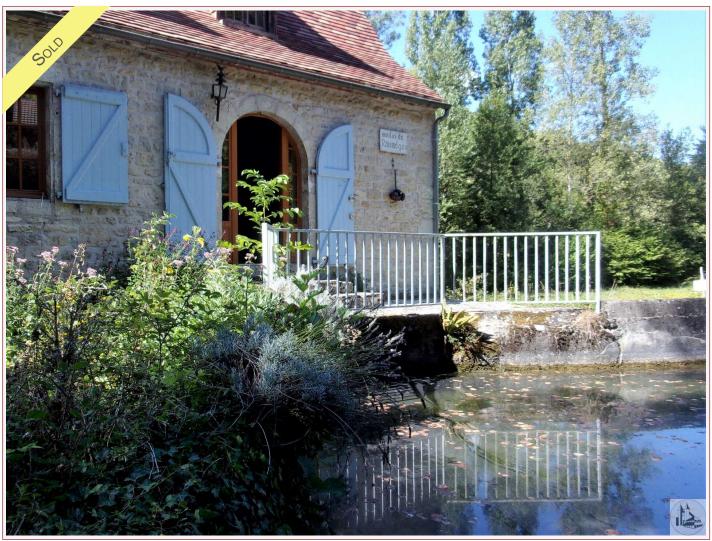


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4437

• House - Cœur de Causse •



DETAILS		Logement économe
Land surface: 1 ha	Swimming pool: Yes	S1 à 90 B DPE en cours
Number of bedrooms: 2	Ground floor living: No	91 à 150 C
Number of levels: 1	vels: 1 Work needed: Finitions / Décoration	151 à 230 D
		231 à 330 E
Type of heating: Fuel oil	Fireplace: Yes closed hearth	331 à 450 F
Drainage/sewage: Septic tank	age/sewage: Septic tank Built: Not specified	> 450 G
		Logement énergivore

In the regional park of Causses of Quercy , very rare restored mill fully with its creek, the reach, passing under the property and its swimming pool of 10x5. Has 25min from the A20 , 30 minutes from the centre of Cahors .

150 m² living

10 000 m²

Non-binding document

Frédérique Bidois Agent commercial Tel : 06 74 55 44 56 https://www.valadie-immobilier.com frederique@valadie-immobilier.com Price fees included 160 500 €

Agency fees: 7 % VAT included* Price without fees: 150 000 €

*The agency fees are entirely at the cost of the purchaser

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• Description ref n°4437 •

This mill of the XV century, surrounded by greenery , bordered by a creek, shaded with large trees around, has its entrance on a living room , living room , dining area ,45m2 with fireplace and insert , a kitchen of 25m 2 , independent wc with lava-hand, a terrace of 15m2 south/west .

To the first floor there is a room of 30m2 with two dressing room, a bathroom + toilet.

On the ground floor, we have a studio with a kitchen, a sitting room, a bathroom + wc and two millstones in stone with glass passageway to take advantage of its reach under the house.

The main part of it is double glazed and the roof redone nine.

A one-car garage, oil heating, a swimming pool 10x5 secure, adorn this property which has retained all the charm of a real mill on a hectare of land.

Three hectares of wood not attached, but nearby, are included in the sale .









