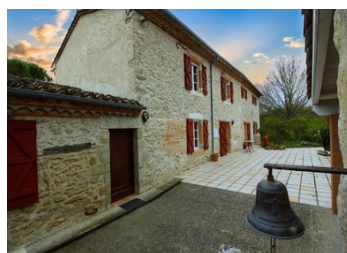


Tarn : Between Albi and Castres, magnificent restored mill, with pool outbuildings on beautiful wooded park.



INFORMATION

Town:	Lautrec
Department:	Tarn
Bed:	5
Bath:	4
Floor:	300 m2
Plot Size:	8106 m2

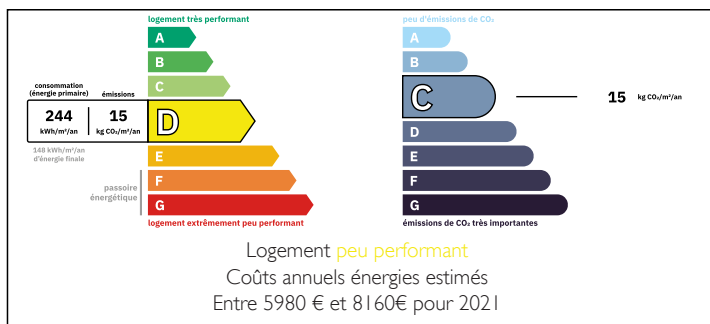


IN BRIEF

This prestigious property is located in this beautiful region of Occitania, near the famous medieval city of Lautrec. Situated in the heart of the Pays de Cocagne, famous for its gentle way of life and its land of abundance, which has contributed to the village being labelled a "Site Remarquable du Goût". This splendid mill, nestled in the heart of a beautiful green setting of 9000m2, dates back to 1562. It has been entirely renovated with quality materials, and has kept its soul and authenticity. Its architecture, which offers beautiful volumes and therefore numerous possibilities, its outbuildings, its swimming pool, its tennis court to renovate and its innovative energy installations make this property a real treasure!

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ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

First of all, the mill has to be earned! Well hidden at the end of a small country road, it reveals itself little by little for the greatest pleasure of the eyes, in perfect harmony with the environment. There we discover a spectacular property which offers a dwelling house and its annex for a total living area of 340 m². A feeling of well-being already invades us ... The magic of the water all around...

Let's start the visit, the main entrance reveals a vast hall that sets the tone ... Terracotta floor, massive woodwork and space ... It leads to a sumptuous 60m² living room with a fireplace cleverly integrated into its stone wall, this room is very bright with its large openings, it is decorated with beautiful beams and a massive staircase also allows us to reach the mezzanine above, which houses a vast 60m² room, a master bedroom with its bathroom, but it can be used for anything else depending on your plans. This room communicates directly with the night part of the house. Back on the ground floor, we discover with as much pleasure a beautiful custom-built kitchen with its fireplace equipped with small fireplaces for cooking your delicacies, its dining area, and its storeroom ... At the rear stands an office and large rooms ideal for storage and storage. Note that from this back kitchen you have access to the annexed outbuilding...

Let's go back one last time to the...

LOCAL TAXES

Taxe foncière: 1860 EUR

Taxe habitation: EUR

NOTES