

Between Duras and Eymet, tastefully renovated mill on over 7 hectares with river, pond and outbuildings



## INFORMATION

Town:	Pardailan
Department:	Lot-et-Garonne
Bed:	4
Bath:	2
Floor:	340 m <sup>2</sup>
Plot Size:	70000 m <sup>2</sup>

## IN BRIEF

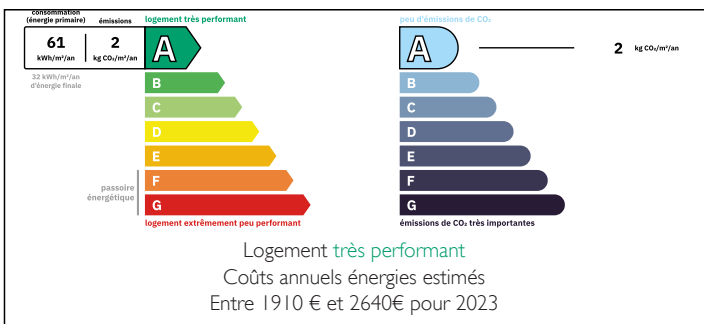
Exceptional mill between Duras and Eymet

On the banks of a river, in an enchanting bucolic setting, discover this fully renovated stone mill. This rare property offers a large, bright living room and a kitchen-diner opening onto a terrace with stunning views. It has four bedrooms, including a ground-floor suite, and a wellness area with a jacuzzi.

The basement houses a garage, a cellar regulated by a well and a utility room. A stone barn and various outbuildings offer unique potential for holiday cottages or a tourism project.

The estate covers more than 7 hectares of wooded land, including a private lake of one hectare. A true haven of peace combining historic charm and modern comfort.

## 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

This prestigious property, completely renovated in 2008, is divided as follows:

On the ground floor:

- A 33m<sup>2</sup> entrance hall
- A 55m<sup>2</sup> living room
- A 37m<sup>2</sup> kitchen/dining room
- A 10m<sup>2</sup> utility room
- A 14m<sup>2</sup> bedroom with a 5m<sup>2</sup> dressing room and a 21m<sup>2</sup> bathroom complete with washbasin, shower, bathtub and jacuzzi

Upstairs:

- A 25m<sup>2</sup> landing leading to three bedrooms of 19m<sup>2</sup>, 14m<sup>2</sup> with cupboards and 13.50m<sup>2</sup> with cupboards
- A 6m<sup>2</sup> shower room with WC
- A 75m<sup>2</sup> converted attic

In the basement:

- A 79m<sup>2</sup> garage
- A 26m<sup>2</sup> utility room
- A 14m<sup>2</sup> cellar

Outbuildings:

- A 220m<sup>2</sup> barn
- A 280m<sup>2</sup> canopy with workshop

A spring supplies water to the mill. This is treated by UV and a water softener.

Hot water and underfloor heating are provided by a heat pump (underfloor heating on the ground floor and first floor).

Central vacuum system.

The windows are double-glazed with aluminium frames.

The shutters are electric roller shutters.

Possibility of installing an internal lift.

The property has a septic tank.

There are numerous fruit trees in the garden.

The 1-hectare lake has a capacity of 17,000m<sup>3</sup>.

The property is sold with all agricultural equipment (tractors, etc.).

-----

## LOCAL TAXES

Taxe foncière: 2626 EUR

Taxe habitation: EUR

## NOTES