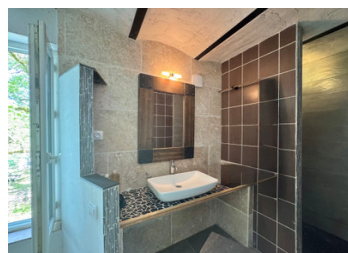
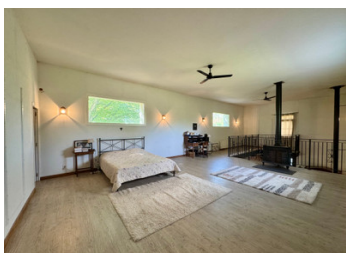


Lovely character historic millhouse, in beautiful setting, 2 acres land, river, huge potential to expand



## INFORMATION

Town:	Castelsarrasin
Department:	Tarn-et-Garonne
Bed:	4
Bath:	3
Floor:	330 m <sup>2</sup>
Plot Size:	8000 m <sup>2</sup>

## IN BRIEF

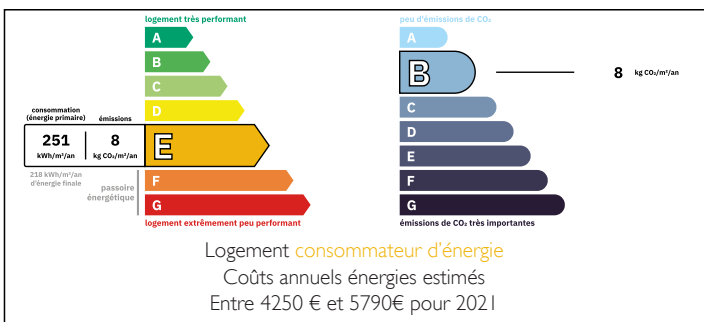
Habitable former millhouse dating back to the 15th century (recorded on Cassini maps), later rebuilt around 1850 and now used as a residential family home. The property offers approximately 330m<sup>2</sup> of living space across three levels, with 7 rooms including 4 bedrooms. A further 220m<sup>2</sup> on the top floor remains available for conversion.

Set on about 8000m<sup>2</sup> (2 acres) of irrigated land, previously used for orchards, the property includes a private bief (mill channel) with ownership of both banks. Hydraulic structures from its former use remain in place.

Set in beautiful, peaceful countryside, the property has previously been used as a holiday camp and later as a gîte.

The building's historical classification may allow for hydro-electric installation, subject to the necessary

## 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

### GROUND FLOOR:

The ground floor provides the main day-to-day living areas:

Entrance hall: 12.87 m<sup>2</sup>

Living room: 43.9 m<sup>2</sup>

Sitting room: 28.22 m<sup>2</sup>

Kitchen: 19.08 m<sup>2</sup>

Bedroom 1: (size not specified)

Bedroom 2: 9.65 m<sup>2</sup>

Bathroom

WC: 1 m<sup>2</sup>

### FIRST FLOOR:

Sleeping and additional living space:

Bedroom 3: 22.92 m<sup>2</sup>

Bedroom 4: 16.66 m<sup>2</sup>

Bathroom 1: 3.49 m<sup>2</sup>

Bathroom 2: 3.91 m<sup>2</sup>

Multiple WCs (approx. 1.5 m<sup>2</sup> each)

Mezzanine and lounge area: 51.99 m<sup>2</sup>

Landing: 4.07 m<sup>2</sup>

### SECOND FLOOR:

Two separate spaces of approx. 60 m<sup>2</sup> each  
Currently unconverted and available for further accommodation or other uses. Would make great events rooms or wellbeing studios

### Technical Information

DPE: E (286 kWh/m<sup>2</sup>/year)

GES: B (8 kg CO<sub>2</sub>/m<sup>2</sup>/year)

Estimated annual energy costs: €4,250 – €5,790

Heating: individual system

Construction: original structure predating 18th century, modified circa 1850

Irrigation system installed

Private bief (mill channel), ownership of both banks  
Hydraulic structures and turbine tunnels present (to restore)

## LOCAL TAXES

Taxe foncière: **3035 EUR**

## NOTES