

Ref: A13150

Price: 455 000 EUR

agency fees to be paid by the seller

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



# INFORMATION

Town: Lautrec

Department: Tarn

5 Bed:

Bath: 4

Floor: 300 m<sup>2</sup> Plot Size: 8106 m2













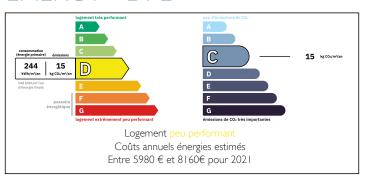


#### IN BRIEF

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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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.





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### LOCAL TAXES

Taxe foncière: 1860 EUR

Taxe habitation: EUR

## **NOTES**

#### 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 m<sup>2</sup>. 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...