

Charming watermill with pigeonnier on its own island with secret gardens and 400 year old oak tree.



INFORMATION

Town:	Pinel-Hauterive
Department:	Lot-et-Garonne
Bed:	5
Bath:	2
Floor:	338 m2
Plot Size:	33827 m2

IN BRIEF

Here we have an old stone and colombage watermill built in the 17th century in a horseshoe shape sitting over the pretty river Tolzac, it has a large beamed open lounge, dining kitchen with wood burner heating 2 radiators, large séjour with wood burner and library mezzanine, ground floor bedroom and a further 4 bedrooms, and 2 bathrooms. There are workshops, a separate studio, wood store and pigeonnier, fields, woodland and well stocked gardens..

ENERGY - DPE

DPE blank.

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

The mill part has 2 turbines (not working) that used to mill the flour, there is a dam area with sluice gates to control or divert the flow of the river.

This special property has great potential as a bed and breakfast/boutique guest house or even waterside restaurant, the gardens although overgrown have age old roses, fruit trees, seating areas and a magnificent 400 year old oak tree.

Work has been done recently including most of the roof, most electrics, some double glazing and new doors and security cameras, but it is fair to say, although liveable, it merits work to update and enjoy its lovely old features.

Situated in the lovely Lot et Garonne, between Bordeaux and Toulouse and 45 minutes from Bergerac.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 976 EUR

Taxe habitation: EUR

NOTES