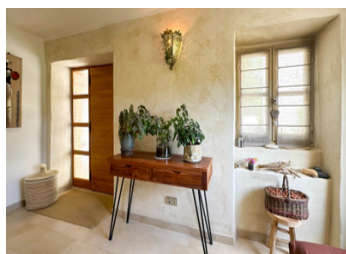


Rare opportunity - Exquisite, 17th century water mill with fully renovated millers house & outbuildings



INFORMATION

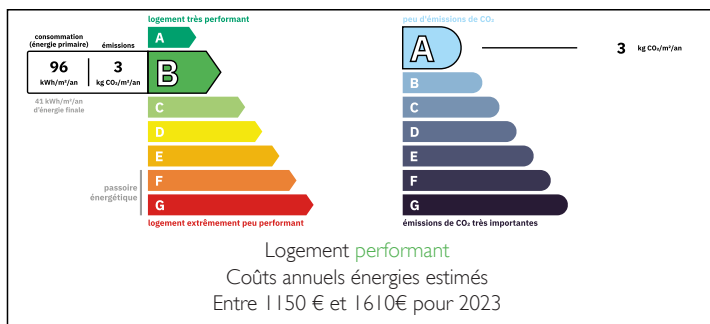
Town:	Lendou-en-Quercy
Department:	Lot
Bed:	3
Bath:	1
Floor:	160 m ²
Plot Size:	18060 m ²



IN BRIEF

In the heart of the Quercy Blanc countryside, just minutes from Montcuq, Lauzerte, and Castelnau-Montrâtier, this enchanting former water mill estate offers the perfect blend of historic charm and modern comfort. The beautifully restored 17th-century miller's house provides approx. 150 m² of refined living space, while the original mill, largely untouched, offers exciting potential. Set on 1.8 hectares of private land with woodland and meadows, the property includes a stone barn with office, an outbuilding with summer kitchen, carport, and more. A tranquil mill stream flows through the grounds, adding to the peaceful, bucolic atmosphere. With its authentic stone architecture and unspoiled setting, this is a rare opportunity to own a piece of French rural heritage—ideal as a permanent residence, luxurious retreat, or guest property.

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.



LOCAL TAXES

Taxe foncière: 1109 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MILLER'S HOUSE: high quality renovation, finished in 2010

GROUND FLOOR:

Hallway/cloakroom (5,45 m2) with wash basin

WC (1,75 m2)

Dining room (34,15 m2) with fireplace, exterior door

Kitchen (11,15 m2) custom-made, fully fitted kitchen, with exterior door

Living room (27,5 m2) with exterior door

FIRST FLOOR:

Landing/office (6 m2)

Bedroom 1 (21,55 m2)

Dressing (6,85 m2)

WC (1,5 m2)

Bedroom 2 (11,9 m2) with built-in storage

Hallway (2,45 m2) with technical room/storage (1,7 m2)

Bedroom 3 (21,3 m2)

Bathroom (10,4 m2) with twin basins, bath, shower

EXTRA:

Former 17th century mill (48 m2 on 2 levels) with water flowing underneath, to be renovated, structurally in good condition

Mill canal (over several hundreds of meters) : perfect for a summer swim !

The gentle sound of the mill stream meanders through the mill and its grounds, creating a wonderful sense of peace and tranquillity.

Stone barn (64 m2) with carport/garage (60 m2), office (12,5 m2) with underfloor heating, and store rooms (14 m2)

Further outbuilding with summer kitchen (14,5 m2), utility area (7,75 m2), WC (1,75 m2) and bathroom (3,6 m2) with wash basin and shower

Carport (12 m x 4,5 m) with workshop (22,4 m2)

Completely private grounds (no vis-à-vis) with landscaped gardens surrounding the property, fruit trees, vegetable plot woodland and meadows

The Miller's house has been quality renovated and benefits from double glazing, wooden or electric shutters, underfloor central heating by heath pump,