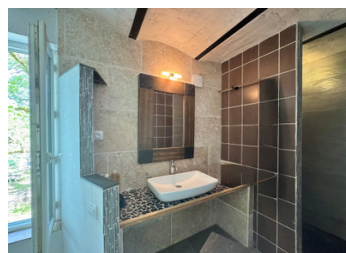
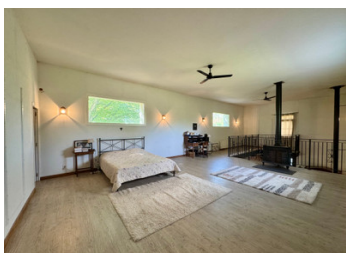
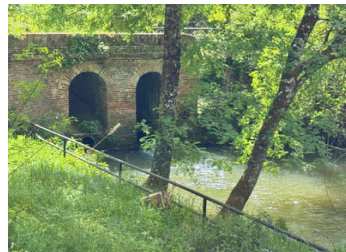


Lovely character historic millhouse, in beautiful setting, 2 acres land, river, huge potential to expand



INFORMATION

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

IN BRIEF

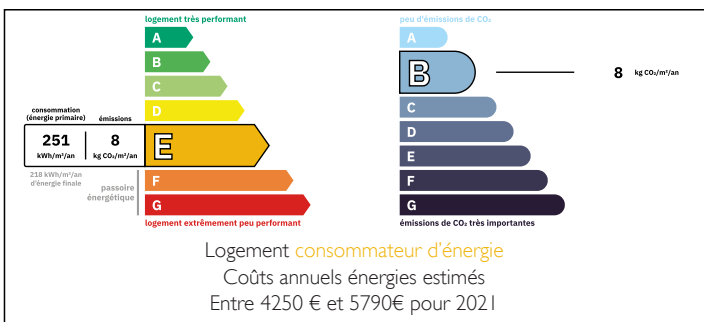
Habitable former millhouse dating back to the 15th century (recorded on Cassini maps), later rebuilt around 1850 and now used as a residential family home. The property offers approximately 330m² of living space across three levels, with 7 rooms including 4 bedrooms. A further 220m² on the top floor remains available for conversion.

Set on about 8000m² (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 m²
- Living room: 43.9 m²
- Sitting room: 28.22 m²
- Kitchen: 19.08 m²
- Bedroom 1: (size not specified)
- Bedroom 2: 9.65 m²
- Bathroom
- WC: 1 m²

FIRST FLOOR:

Sleeping and additional living space:

- Bedroom 3: 22.92 m²
- Bedroom 4: 16.66 m²
- Bathroom 1: 3.49 m²
- Bathroom 2: 3.91 m²
- Multiple WCs (approx. 1.5 m² each)
- Mezzanine and lounge area: 51.99 m²
- Landing: 4.07 m²

SECOND FLOOR:

Two separate spaces of approx. 60 m² 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/m²/year)
- GES: B (8 kg CO₂/m²/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
Taxe habitation:	EUR

NOTES