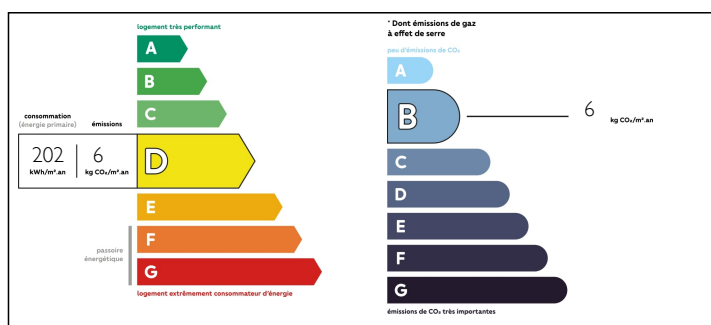


Perfect mill property in the Montagne Noire, South of France. Rare find. Trout stream. Stables.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Arfons
Department:	Tarn
Bed:	5
Bath:	3
Floor:	176 m2
Plot Size:	58390 m2

IN BRIEF

A genuinely beautiful property: former water mill renovated to a high standard whilst retaining its cosy charm. The exposed intricate carpentry of the roof reveals the age of the building, and a viewing window grants a peek back in time to the mill workings below. In the Montagne Noire in south-western France, this location benefits from fresh mountain air in the hot summer months. The pool and renowned trout stream offer refreshment during a day in the sun, and the hot tub is ideal for soothing soaks in the evenings. Delightful spots along the riverbank provide shady places for dreaming, enjoying an apéritif with friends or fishing. Horse-lovers, offer your equine friends quality accommodation in the three loose-boxes - a rare find. And for the humans, 5 spacious bedrooms and 3 bathrooms. Chambre d'hôte? The separate garage and workshop building has potential for further uses. The house enjoys fresh, clean spring water, firewood...

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: 708 EUR

NOTES

DESCRIPTION

A great private home, with plenty of potential as a bed and breakfast, chambre d'hôte, stop-off on the GR7 route (see below), or venue for all sorts of activities.

Arrive through the gates and approach along the drive to find a classic converted water mill. Cross the stream via the wooden bridge and walk up the stone steps to arrive at the far side of the house, from where you enter the kitchen/dining room. Fully equipped and with a woodburner for heat.

Through to a cosy yet generous living space where a second woodburner sits in the fireplace. The two stoves comfortably heat the entire house, and a generous stock of wood is provided. The reversible air-conditioning unit in the living room provides instant heat or cooling. On the subject of heating and cooling, the house is of traditional stone construction and regulates its temperature very well in summer. In winter, it stays lovely and warm with the woodburner. Its energy rating is good for a building of this age and construction, with double glazing and insulation.

Beyond, two double bedrooms with shared shower room.

From the kitchen, stairs up to a corridor giving on to a family bathroom (bath and shower), two double bedrooms and a generously-sized master suite with shower room and walk-in wardrobe. Beautiful exposed roof framing on this floor reveals the age and character of this property.

Below the ground-floor, we find a large space currently used as a family party room with enclosed...