

Magnificent renovated mill with a private lake

 2  1  15,776m²  182m²



Reference
97713

Price
€376,300

Location
Laroque-Timbaut

Description

Located in the Lot-et-Garonne department, in the heart of unspoilt countryside, this former mill has been converted into a comfortable and charming home. Just minutes from a village with all amenities and around 20 minutes from Agen, the property is set in a beautiful natural valley crossed by a stream feeding a millrace and a lake. The house offers generous living spaces, two bedrooms, a mezzanine that could be converted into a third bedroom, and a terrace. The mature landscaped garden allows for the creation of a swimming pool. A double garage and potential for extension complete this peaceful haven, ideal for nature lovers seeking tranquility.



Features

Charming mill
Modern comforts
Very quiet
environment, no
disturbances



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General

Rooms: 2

Terrace: 130m²

Garage: 54m²

Living area: 182m²

Land area: 15,776m²

DPEScore: E (271kWhEP/m²/an)

GEScore: E (44kgCO₂/m²/an)

Property tax: €0

Layout 182 m²

Ground floor

Veranda : 3.83 m²

Kitchen : 14.32 m² Equipped (oven, microwave, gas hob, dishwasher) with central island

Storage: 10.37 m²

WC : 1.37 m²

Shower room : 1.18 m²

Dining room : 30.07 m² Wood stove exposed stones

1st floor

Mezzanine : 24.25 m² Can be easily closed to form a bedroom

Room : 16.05 m²

Room : 17.42 m²

Bathroom : 10.14 m² Bathtub, shower, double sink

Outbuildings

Garage : 54.79 m²

Covered terrace : 17.47 m²

Other outdoor terraces : 113.30 m²