



## A characterful former mill with guest cottage, pool and 2.7 acres, nr Montaigu de Quercy, Tarn et Garonne,

€375,000

Ref: 82733

Montaigu De Quercy, Tarn Et Garonne, Occitanie

\* For Sale \* 5 Beds \* 2 Baths \* 190m2m2

An attractive 18th century water mill with guest cottage, barn, mill race and heated swimming pool, in 2.7 acres, nr Montaigu de Quercy, Tarn et Garonne

- Spacious 3 bed home
- 2 bed guest cottage
- Swimming pool
- Outbuildings
- 2.7acres

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French Entrée 

## Property Description

An attractive 18th century water mill with guest cottage, barn, mill race and heated swimming pool, in 2.7 acres, nr Montaignu de Quercy, Tarn et Garonne. Renovated and with central heating (wood and oil) and double glazing, this is a comfortable home, needing an internal modernisation. Quiet end of lane location with the gardens all around and plenty of parking space inside and out. Entrance via the kitchen with tiled floor and fitted kitchen units, utility room, through to 38m<sup>2</sup> beamed dining room with open fireplace, beamed living room (20m<sup>2</sup>). Steps up to a bright summer living room giving out onto the swimming pool terrace. Upstairs are 3 double bedrooms and a tiled bathroom. Possibility of a 4th double bedroom too. To the side of the house alongside the millrace, an 8m x 4m heated swimming pool with generous sun terraces and a security cover.

Attached at the rear is the ancient mill itself on 3 floors, with the old machinery and even an electricity generator. There is a small stone cottage (left of house) offering 2 bedrooms, living/kitchen with woodburning stove and bathroom. Behind is a huge stone barn.

A characterful home for someone who is happy to smarten up the interior, and a possible renovation of the mill and cottage could provide 2 letting gîtes, for example.

Villages with shops and restaurants within 5 mins. Toulouse and Bergerac airports 75mins.

