

Old Mill with Barn, Lake and Swimming Pool,

46600, Martel, Lot, Occitanie

€750,000

Ref: 0886

* Available * 5 Beds * 2 Baths * 248m2

18th century mill completely rehabilitated in the 1950s with an adjoining extension from 2014. Set next to a lake and swimming pool.

- Close to shops and cafés
- Golf courses
- Tourist area steeped in History
- Motorways or good roads to property
- Swimming Pool
- Tennis in most Villages
- Local Produce Markets
- Trains are close
- Good walking Country
- Horse riding and cycling
- Airports are not far away

Property Description

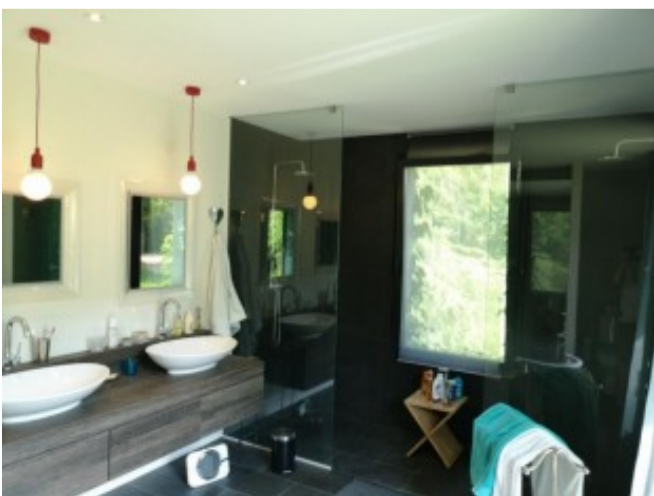
Located at the end of the track, in the heart of nature, surrounded by fields and hills, at the foot of a pond of about 1 ha, this real estate complex includes: an old 18th century mill completely rehabilitated in the 1950s with an adjoining extension from 2014.

With these 2 bedrooms with shower room and its living rooms on the ground floor, it is possible to live entirely on one level, "inside outside", facing the pond and the swimming pool. A mix of modernity and character with the masterful fireplace in the living room, its high ceilings, its beautiful volumes.

Not adjoining, a charming barn of about 100 m² on the ground also overlooking the lake. With its 2 accesses, possibility of transformation into 2 lodgings. There is already a bedroom with adjoining bathroom with private terrace.

You want tranquility, to have the feeling of being alone in the world, surrounded by nature, in peace ... this property corresponds. 3 minutes from the first grocery store, 15 minutes from shops, schools, colleges, hospitals .

Northwards Bergerac and the Dordogne Valley, which is not just the area of wine production, also the region of history from Pre-Historic times, through the 100 years war and the Renaissance with medieval castles and Châteaux. To the South there are the massive valleys of the Garonne and Lot Rivers: the wine, fruit and vegetable basket of the region. Good transport links by rail, by motorways and planes from the Bergerac and the Beautiful cities of Bordeaux and Toulouse. Undoubtedly Tourism is important here so this property might create an interesting option to buyers, hoping to buy to let, or to live full time here. The River offers many sports, there's tennis in most villages and many good golf courses near here



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