



## Property

CORNIL (19)

**392 000 €\***

\* Agency fees to be paid by the seller



170 m<sup>2</sup>



7 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Moulin de Rabès LOCATION: The Moulin de Rabès is located in the commune of Cornil, in the department of Corrèze, region of Nouvelle Aquitaine, FRANCE. The town of Cornil located between Tulle and Brive-La-Gaillarde has around 1,300 inhabitants. CHARACTERISTICS of the place: The Mill and its annexes are located in a steep valley on a property of 12 hectares 29 ares. This property is made up of approximately 10 hectares of woods and 2 hectares where a fruit tree orchard, different species of trees, meadows, and the flow of streams combine. DETAILS of the MILL BUILDINGS: The entrance to the property is via the path along the Brauze towards the car park at the foot of the buildings. A bridge connects the Geinde which flows into the Brauze. The Mill invites you through its wooden entrance door, towards the cellars and sheds on the garden level, then its staircase on the ground floor. The three rooms, sheds 1 and 2 and cellar 1 on the garden level, are without partitioning and represent 83.80 m<sup>2</sup>. The first room of 19.89 m<sup>2</sup> (shed 1 or laundry room) is delimited by a step. It has a water point (sink and under-sink unit). Its floor is tiled, the walls are coated, the exposed slab floor. The two other open rooms (shed 2 and cellar 1) of 63.91 m<sup>2</sup> are identical: tiled floor, coated walls, exposed slab floor. They house the water heater and the general electrical panel. The old reach is present under shed 2, welcoming runoff water into cellar 2, and its canal surmounted by a pontoon delivers its water into the Brauze. Cellar 2 of 37.85 m<sup>2</sup> is located under the outdoor terrace. It has interior access via shed 2 and exterior access opening into the courtyard. ON THE GROUND FLOOR there are: - A living room of 48 m<sup>2</sup>, decorated with a cut stone fireplace with insert. The floor is tiled, the walls and ceiling are painted white. - An adjoining kitchen of 13.64 m<sup>2</sup> - An outdoor terrace of approximately 50 m<sup>2</sup> onto which the living room and the kitchen open which reveals its pond, its waterfall and the Geinde weir. - A bathroom of 8.17 m<sup>2</sup>, composed of a double free-standing marble sink, a free-standing bathtub, a shower, a cupboard and mirrors. The whole is clad in earthenware up to the ceiling. - A separate toilet. - A 13.16 m<sup>2</sup> office with tiled floor, white painted walls and ceiling. Access to the attic is via a staircase from the living room. IN THE ATTIC: The attic has sloping ceilings and a slate roof. A hallway protected by a wooden railing welcomes you to this last plateau where there are: - Three bedrooms of 17 to 19 m<sup>2</sup> which invite, through their skylights, to contemplate the pond and the waterfall. - A fourth bedroom of 12.53 m<sup>2</sup> offers a view of the courtyard. - A bathroom with vanity sink, corner bathtub and bidet, sliding cupboard and wall tiles. - A separate toilet. OUTBUILDINGS: A main building made of local stone and covered with slate brings together three distinct rooms: - A pyre of 25.41 m<sup>2</sup>, concrete floor - A barn of 77.14 m<sup>2</sup>, concrete floor. - A workshop of 41.01 m<sup>2</sup>, concrete floor. The Brauze flows behind this building to meet the Geinde. - Another building of 19 m<sup>2</sup> in local stone located on plot 48, dominates the entrance to the property on the hillside opposite the Moulin Les honoraires sont à la charge du vendeur. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

\*\* ENGLISH SPEAKERS: please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



**Gilles BESSE**

**LA-DOUZE (24330)**

Agent

RSAC : 402 988 380 00042

Courts service city :  
PERIGUEUX

**(+33)7 88 22 98 27**



## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 836341  
Property type ..... Property  
Year of construction ..... 1830

### SURFACES

Living space ..... 170 m<sup>2</sup>  
Living room surface ..... 48 m<sup>2</sup>  
Land surface ..... 120000 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 7  
Number of bedrooms ..... 4  
Number of bathrooms ..... 2  
Toilets count ..... 1

### DPE/GES

DPE ..... 254  
GES ..... 8

### APPENDIX

Parking ..... extérieur  
Parking space ..... 5  
Cellar ..... 1  
Videophone ..... Non

### SERVICES

Heater ..... électricité économique



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle