



Stone house

AVIGNONET LAURAGAIS (31)

795 000 €*

* Agency fees to be paid by the seller



300 m²



7 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

In the Haute Garonne department, 30 minutes from Toulouse, 1h30 from the Pyrenees and the Mediterranean. With close access to the motorway and train station. Very beautiful water mill of approximately 300m², renovated, on a landscaped plot of 5000m². This building is for you, if you wish to acquire a mill from 1613, with its history on the Knights of the Order of Malta, its 17th century charm, with the comfort of the 21st century. The building includes a large kitchen with dining area and work area lit by large bay windows, with a view of the river, several living rooms (living room, living rooms, offices) with fireplaces, beams, millstones, stones, 3 bedrooms with 2 bathrooms. water, a master bedroom with bathroom and dressing room, several toilets, adjoining outbuildings (possibility of guest rooms), boiler room with air-water heat pump and thermodynamic water heater, convertible attic. Independent a large garage with water and electricity (convertible into a cottage) The land of approximately 5000m² is enclosed and very well planted with trees (fruit trees), with large indoor swimming pool, small bucolic spaces bordered by the river. Very rare, with an atypical charm guaranteed to fall in love

Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Energétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 846892

Property type Stone house

Year of construction 1613

Exposure South

View Vue dégagée, sur Jardin, sur Rivière

SURFACES

Living space 300 m²

Living room surface 30 m²

Land surface 5000 m²

COMPOSITION

Number of rooms 7

Number of bedrooms 4

Number of bathrooms 1

Toilets count 3

Washrooms 2

Terrace 1

DPE/GES

DPE 144

GES 4

APPENDIX

Parking garage

Garage 1

Videophone Non

SERVICES

Heater pompe à chaleur

Kitchen aménagée

Swimming-pool Yes