



BEAUTIFULLY RESTORED 19TH CENTURY WATER  
MILL WITH STUNNING GÎTES SET IN PARKLAND  
NEAR CASTELNAU-MONTRATIER



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PROPERTY FACT FILE	
REFERENCE	A32272SNM46
PRICE	€ 799,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	6
ACCOMMODATION	600 m <sup>2</sup>
LAND	23628 m <sup>2</sup>
TOWN	Castelnau Montratier-Sainte Alauzie
DEPARTMENT	
LOCATION	Isolated
TYPE	
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- Absolutely beautiful restored watermill property
- Fantastic gîtes providing a high-end rental income
- Idyllic location close to a lovely popular village
- Magnificent gardens and natural swimming pool
- Superb condition throughout, zero work required

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Hidden away at the end of a private drive, this delightful property straddles a brook, and has been beautifully restored to a very high standard, whilst keeping all of its character and charm. The gorgeous white Quercy stone floors, high ceilings, and large double glazed windows throughout the ground floor fill this spacious family home

## DESCRIPTION

### MAIN HOUSE

#### GROUND FLOOR:

Beautiful spacious white Occitanie stone entrance hall featuring the old mill grinding stones, with stone staircase and double balustrade leading up to the upstairs landing.

RECEPTION ROOM (5 x 4.7m) with original woodwork, double doors leading to the outside terrace and dining area, and lovely parkland views.

LIVING ROOM (7 x 5m) Lovely spacious room with fireplace, high ceiling, and two tall windows with fabulous views over the brook and parkland beyond

KITCHEN (4 x 8.2m) Very spacious well-equipped open plan kitchen area, with lots of working space, storage, and a larder. A door opens onto the summer terrace area, so it is perfect for entertaining, particularly as it is next to the

DINING ROOM (4.6 x 4.3m) with a small butler's pantry off to one side. Lovely views over parkland and a modern wood burner for cosy winter dinner parties.

WC with wash basin

#### FIRST FLOOR:

Beautiful light landing area surrounding the staircase with plenty of space for an open office corner.

BEDROOM ONE (4.45 x 6m) A lovely light room with new wooden floor and two tall windows overlooking the parkland and countryside beyond.

BATHROOM (2.45 x 4.5m) Good size with bath, shower, WC, heated towel rail, and tiled floor. Woodland views.

SHOWER ROOM (2.5 x 2m) with shower, wash basin, and WC

BEDROOM TWO (4.95 x 3.45m) Another lovely light room with high ceilings, parquet flooring, and views over the surrounding countryside

BEDROOM THREE (4.95 x 3.4m) Another good-sized bedro...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32272SNM46>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

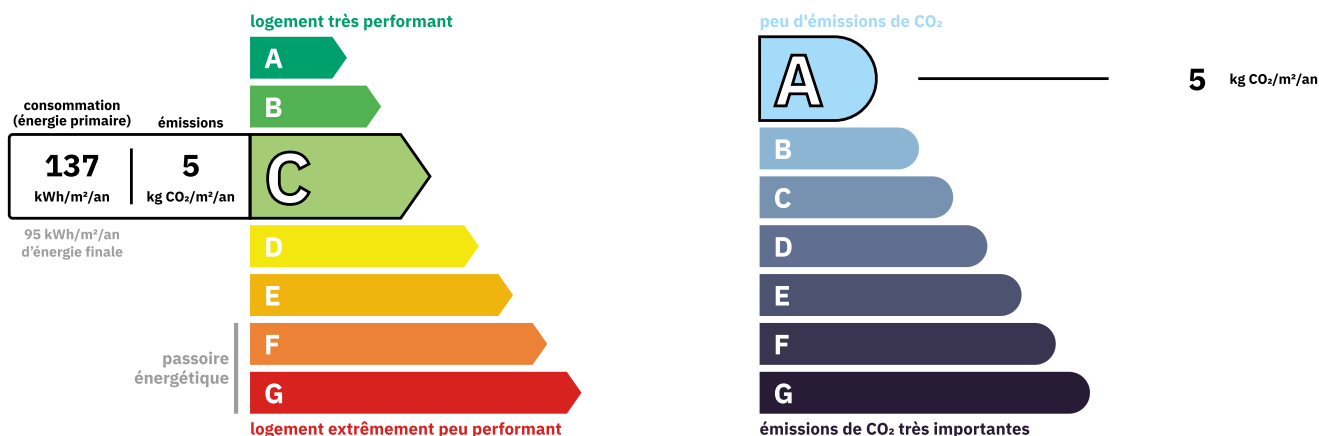
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BEAUTIFULLY RESTORED 19TH  
CENTURY WATER MILL WITH  
STUNNING GÎTES SET IN  
PARKLAND NEAR  
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property Moderately efficient  
Estimated annual energy costs  
between 3980 € and 5450€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

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## CONTACT

Réf : A32272SNM46  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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