Magnificent renovated mill with a private lake

2 1 15,776m² 182m²



Reference
97713

Price
€376,300

Location
Laroque-Timbaut

Description

Located in the Lot-et-Garonne department, in the heart of unspoilt countryside, this former mill has been converted into a comfortable and charming home. Just minutes from a village with all amenities and around 20 minutes from Agen, the property is set in a beautiful natural valley crossed by a stream feeding a millrace and a lake. The house offers generous living spaces, two bedrooms, a mezzanine that could be converted into a third bedroom, and a terrace. The mature landscaped garden allows for the creation of a swimming pool. A double garage and potential for extension complete this peaceful haven, ideal for nature lovers seeking tranquility.





Features
Charming mill
Modern comforts
Very quiet environment, no disturbances



Ward Poppe
Real estate agent
+33 (0)6 87 67 03 80
ward@maisonssud.com

General

Rooms: 2

Terrace: 130m²

Garage: 54m²

Living area: 182m²

Land area: 15,776m²

DPEScore: E (271kWhEP/m²/an)

GESScore: E (44kgCO2/m²/an)

Property tax: €0

Layout 182 m²

Ground floor

Veranda : 3.83 m²

Kitchen : 14.32 m² Equipped (oven, microwave, gas hob, dishwasher) with central island

Storage: 10.37 m²

WC : 1.37 m²

Shower room : 1.18 m²

Dining room : 30.07 m² Wood stove exposed stones

1st floor

Mezzanine : 24.25 m² Can be easily closed to form a bedroom

Room : 16.05 m²

Room : 17.42 m²

Bathroom : 10.14 m² Bathtub, shower, double sink

Outbuildings

Garage : 54.79 m²

Covered terrace : 17.47 m²

Other outdoor terraces : 113.30 m²