

**THE EURO MORTGAGE SHOP
3 ATHOL STREET
DOUGLAS
ISLE OF MAN
IM1 1LD
01624 619432**



Ref: 3732

Price: 790.000 €

Tarn, South West France ~ When you come to the “Moulin de Trusse” there is no doubt whatsoever that you will be totally entranced. **The setting is perfect, with the property nestling amidst lovely and naturally landscaped grounds of some four and a half acres and sitting in the valley with a large lake and small stream meandering through the garden.** Yet, within easy reach, lies a lively township for everyday needs and Toulouse, with the International Airport, is only about half an hours drive.

THIS OUTSTANDING PROPERTY COMPRISES THREE CHARMING HOUSES

Including ~ * A fully restored and captivating Main House

*** A most attractive guest/letting accommodation ~ again all restored to a very high standard yet having further potential**

*** A fascinating and original Mill House ~ part restored with outstanding potential**

A personal visit is the only way to fully appreciate the many attractive qualities involved but herewith a brief description.....

THE MAIN HOUSE

- **MAIN LIVING ROOM** (6m x 5m) is a superb room with plenty of natural light from windows on all sides including double French windows opening to the courtyard area. There is an impressive open fireplace with a massive timber mantle and big hearth, the floor is in ceramic tiles, the ceiling is well timbered, there are built-in library style cupboards to full ceiling height and a lovely wide archway leads through to the



- **DINING ROOM** (5m x 4m) with matching tiled floor, side window and heavily beamed ceiling. Beyond is a
- **HALLWAY AREA** with a tiled floor, having a recess behind the stairs and glazed double doors opening to the
- **PATIO AREA**
- **KITCHEN** (5m x 3m) well fitted with a twin bowl sink unit, range of cupboards with tiled worktops and tiled wall surrounds, canopy extractor fan, fitted shelving, beamed ceiling and tiled floor. Open archway leads through to an
- **INNER HALLWAY** with a tiled floor and built-in cupboards gives access to a
- **FITTED SHOWER ROOM** with three quarter tiled walls, walk-in tiled shower, attractive glass washbasin and WC. Also, doorway opening to a
- **CHARMING AND WELL SECLUDED COVERED DINING AREA** with tiled floor, external lighting and lovely views down to the lake and a
- **TILED TERRACE** leading round to the other side of the house.



From the main entrance hall area a most attractive hand crafted staircase leads up to a

- **SPACIOUS AND LIGHT FIRST FLOOR LANDING** with large double glazed windows and plank flooring. This gives immediate access to
- **A SPACIOUS DOUBLE BEDROOM 1** (4m x 4m) with a high ceiling, attractive timber plank flooring and large double-glazed picture windows.

- **A MOST ATTRACTIVE BATHROOM** (3.5m x 3m) (opposite Bedroom No. 1.) having a large corner bath, tiled surrounds, hand shower fitting, washbasin unit with cupboards beneath, tiled floor, built-in linen cupboard and hanging space.



- **SEPARATE WC** with tiled floor.

- **THE PRINCIPAL BEDROOM 2** (5m x 5m) is approached by its own hallway entrance with plank flooring. The room is spacious with beautiful window views out to the lake. Has a high ceiling with centre beam, an open fireplace with tiled hearth and full range of built-in wardrobe cupboards. The floor is in handsome plank timber.



THE SECOND HOUSE is approached by an external staircase and a part double glazed front door opens to a

- **SALON ENTRANCE** (4m x 4m) with arched picture window and a square bulls-eye style window in addition, massive ceiling beams and attractive timber flooring.



On the left hand side,

- **BEDROOM 1** (3m x 3m) with large picture window overlooking the grounds, plank flooring, massive ceiling beam.



- **EN-SUITE SHOWER ROOM** with shower compartment, washbasin unit with marble top and cupboards, WC, tiled floor and electric radiator, built-in wardrobe cupboard.
- **SPACIOUS INNER HALLWAY** leads through to
- **VERY SPACIOUS DOUBLE BEDROOM 2** (4.5m x 3m) on the right hand side having massive sliding picture windows with an attractive outlook, huge ceiling beam, plank flooring.



- **EN SUITE SHOWER ROOM** having tiled shower cabinet, washbasin with marble top and cupboards under, WC and full range of built-in wardrobe cupboards, linen cupboards and an electric radiator.
- **BEDROOM 3** (4.5m x 4m) on the left hand side, again having huge sliding picture windows with beautiful outlook to the grounds and the original mill house. Also, massive ceiling beam, plank flooring and
- **EN-SUITE SHOWER ROOM** with-in tiled shower compartment, marble top washbasin with cupboards, WC, tiled floor and built-in hanging cupboard.

On the ground floor is a **further suite of rooms**, which could well be integrated into the house, at present comprising

- **LARGE ROOM** (6m x 5m) mainly utility/store room with tiled floor and exposed beams.
- **ADDITIONAL STORE ROOM AND WINE CELLAR** (6m x 2m) beyond, with tiled floor and exposed stone work and a
- **SHOWER ROOM** (3m x 3m) with three quarter tiled walls to the main part, tiled main shelf, tiled floor, shower and pedestal washbasin
- **SEPARATE WC** with tiled floor. Also
- **LARGE BUILT-IN GARAGE** (8m x 5m) on the ground floor, with power and lighting. Ample possibilities for further conversion here. Adjoining is a
- **SMALL BRICK BUILT STORE/DOG KENNEL** with enclosed dog compound.

THE ORIGINAL MILL HOUSE part in stone and part in lovely Toulouse brick.

- **APPROACHED VIA A DELIGHTFUL COVERED EXTERNAL DINING AREA** with exposed timber, lovely views to the low tree and lake and having external lighting. A massive original door opens to



- **MAIN MILL ROOM** (8m x 5.5m) a fascinating room with extensive beams, the centre feature millstone, the original plank floor, other exposed stonework, views to the lake and door opening to the lakeside area. Electricity and power are laid on.



- **BRICK THRALL** with a tiled top and access to
- **A SUMMER DINING ROOM** (5m x 4.5m) with the original tiled floor and beams, exposed brickwork and an original old bed.
- **HALLWAY ENTRANCE** (3m x 3m) beyond the summer dining room and having a tiled floor and separate access to the exterior and on to
- **ADDITIONAL SMALL ROOM** (2m x 2m)

The whole of this mill house could be converted into a charming third house.

- **THE LAKE** itself is a beautiful feature of the property with ducks, beautiful willow trees to a grassy bank, views to the countryside, lots of mature trees and a



- **WATERFALL AND STREAM** meandering through the grounds.

- **THE GROUNDS** are mainly laid to lawn and have fine mature trees, rosebushes etc. all naturally landscaped. There is a wonderful bamboo plantation, a high hedgerow protecting the house from the tiny rural road, lovely views around the surrounding countryside and an



- **IMPRESSIVE WROUGHT IRON DOUBLE GATEWAY ENTRANCE** with brick pillars and automatic gate with a driveway leading up to the Main House and the other houses. There is a

- **LARGE COURTYARD AREA** at the side of the main house, and at the rear of the property, a gateway leading up to a further field.

Services: Mains water, electricity, gas and electric central heating.

