

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



Ref: 4021

Price: 550.000 €

Tarn, S.W. France ~ close to a lively local village and within easy reach of historic Cordes-sur-Ciel. Approximately an hour to Toulouse and the International airport at Blagnac.

**SET IN ABOUT AN ACRE HAVING
PRIVATE GARDENS WITH STREAM
RUNNING BY AND ENJOYING
DELIGHTFUL RURAL VIEWS**

The sound of a “babbling brook” and a millstream running by (without any chance of flooding) ~ must indeed be a terrific bonus. So here, in this traditional hamlet within easy reach of one of the finest hilltop towns in the southwest, you can acquire ~

A HISTORIC AND HIGHLY PRIZED MILL HOUSE

All superbly restored, together with

A RESTORED GUEST COTTAGE

ADJOINING GARAGING AND OUTBUILDINGS

All in excellent order, plus



Membre de la Fédération Nationale des Agents Immobiliers – Titulaire de la carte professionnelle No 99 (préfecture du Tarn et Garonne)

Adhérent à la Caisse de Garantie de l'Immobilier FNAIM No. 6092

Couvert par une assurance responsabilité professionnelle – RC Montauban B 378 006 035 – SARL au capital de 50.000F

ADDITIONAL STONE BARNs FOR EXTENSION OR FURTHER UNITS (Needing full restoration)

The accommodation enjoys the much-sought-after combination of space, excellent natural light, original character and complete comfort including heating throughout. Approached through massive wrought iron double gates, you cross the courtyard and ascend the external stone staircase to the covered porch.



Inside, the accommodation comprises:

The massive wrought iron portal gates open to the

- **INNER COURTYARD** a most attractive feature of the property, around which most of the buildings area grouped. An external stone staircase leads to the
- **COVERED PORCH** having a carved stone archway, with the original front door, opening to
- **THE DINING ROOM** (7m x 5m) a very spacious and impressive room with high beamed ceiling, dressed stone walls, windows to two sides, tiled floor and a handsome open fireplace in stone to full ceiling height with raised hearth. Also, an attractive shelved recess. Leading off is a
- **LAUNDRY / UTILITY ROOM** with double sink unit, tiled floor and door through to the kitchen area. From the dining room, a fully glazed door leads through to the



- **ADDITIONAL SALON** and **DINING AREA** (5m x 5m and 5m x 4m) the salon has a high beamed ceiling and a tiled floor and windows to both sides giving maximum natural light. There is a short staircase leading up to the raised breakfast dining area and beyond is the



- **FITTED KITCHEN** with a Colombage style partition and incorporating tiled work surface to the opposite side with sink inset, cupboards, drawers and an additional range of cupboards and drawers including four ring gas hob, with extractor canopy, an electric oven and grill inset. Door leads from the breakfast dining area out onto
- **A SPACIOUS COVERED DINING TERRACE** (6m x 2m) with timber supports, security railing and beautiful views over the surrounding countryside. You can also sit here and listen to the babbling brook that passes by. External staircase down to the grounds.

From the inner salon, a wide archway opens to

- **A SUPERB LIVING ROOM** (7.5m x 6m) this spacious and attractive room has extensive window areas, giving maximum natural light and there is a high ceiling with massive exposed beams. A feature fireplace in stone and brick with a raised hearth and a wood burning stove inset and there are window views over the beautiful surrounding countryside.



(Note: The whole of this floor has central heating installed and there is the ability to extend that elsewhere)

From the main dining room, a staircase leads up to the

- **FIRST FLOOR LANDING** off which leads the
- **PRINCIPAL BEDROOM** (5.5m x 4m) again a lovely bright room with windows to two sides and views to the millpond, extensive range of built-in wardrobes with cupboards over and electric radiators.
- **EN-SUITE MODERN BATHROOM** with panelled bath, full height shower with glazed screen, pedestal washbasin and WC. Mainly three quarter wall tiling and tiled floor. Electrically heated radiator/towel rail.

Staircase to the **second floor landing** off which leads,

- **BEDROOM No: 2** (5m x 5m) an attractive room with massive ceiling beams, windows to two sides, built-in dressing table top, wardrobes either side of the bed recess and electric radiator.

- **EN-SUITE SHOWER ROOM** with tiled shower, washbasin with tiled surround and cupboards beneath, WC and electric radiator.

Onwards to the **top floor** where there is a

- **MAGNIFICENT BEDROOM / LIVING ROOM** (7m x 5m) at present used as a library/study and having exposed beams, extensive book shelving, built-in wardrobes with mirror glazed doors and a built-in cupboard.
- **EN-SUITE SHOWER ROOM** with tiled shower, pedestal washbasin, WC, part tiled walls, built-in mirror fronted cupboard, tiled floor and electric radiator.

Leading from the courtyard is a

- **GARAGE and LARGE WOOD STORE** with wrought iron gateway leading to the
- **ATTRACTIVE GARDENS** at the rear. Also,
- **EXTENSIVE WORKSHOP and STORAGE AREAS** including
- **WINE STORE** and
- **BOILER HOUSE** housing the oil fired central heating boiler and oil tank.

Also leading from the entrance courtyard with a separate access by the waterfall/stream flow is the

- **GROUND FLOOR BREAD OVEN** and steps up to
- **A LOVELY TERRACED AREA** overlooking the mill pool, and fronting the

GUEST HOUSE, which comprises:

- **BEDROOM/ SITTING ROOM** (5.5m max x 4m) with beamed ceiling, stone wall features, tiled floor, electric radiator and
- **KITCHEN AREA** with twin bowl sink unit with cupboards and drawers, wall cupboards and tiling. Also,
- **EN-SUITE SHOWER ROOM** with tiled shower, pedestal washbasin, WC, tiled floor and heating radiator.

In addition ~ THERE ARE TWO STONE BARNs IDEAL FOR CONVERSION TO ADDITIONAL UNITS

- **BARN No: 1** (10m x 5m approximately)
- **ADDITIONAL BARN No: 2** (9m x 5m approximately)

Both alongside the Mill pool, and having garden areas to the rear.



Services: Mains water, electricity, septic tank drainage, central heating and telephone.