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## Mill for restoration

**57 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26660
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 4
- Wohnfläche : 160 m<sup>2</sup>
- Grundstücksfläche : 6 800 m<sup>2</sup>
- Grundsteuer : 813 €



Just 20 minutes from Tarbes, in a village, this mill in need of restoration with views of the Pyrenees offers a kitchen, a lounge/dining room, 4 bedrooms, a bathroom and an attic, all set in 6800 m<sup>2</sup> of land.

As soon as you enter, you'll have the impression that the mill has remained frozen in time. This house steeped in history has been left completely untouched.

On the ground floor, the entrance door opens into a hall (11m<sup>2</sup>) with a living room (28m<sup>2</sup>), a dining room (23m<sup>2</sup>) with a fireplace (a door gives access to an outbuilding and the garden), a kitchen (5.80m<sup>2</sup>), a bathroom (5.30m<sup>2</sup>) and a toilet (1.40m<sup>2</sup>).

The living room includes the millstones with their mechanism and racks, pebbled walls, half-timbering and marble fireplaces.

A beautiful central wooden staircase leads you upstairs to a bedroom (22m<sup>2</sup>), a bedroom (16m<sup>2</sup>), a bedroom (18m<sup>2</sup>), a bedroom (16m<sup>2</sup>) and a room (5m<sup>2</sup>) with access to the attic.

The roof is tiled, the roofing needs redoing, and the construction is of dressed stone and pebbles. The heating needs to be installed, and hot water is provided by a cumulus heater. The joinery is PVC double-glazed. No insulation, no drainage.

It is close to the shops and all amenities. It is south-facing and enjoys views of the Pyrenees from this wooded

plot of 6800m<sup>2</sup>.

It is located in a village close to schools, 15 minutes from a college, 20 minutes from Tarbes, the TGV train station, the airport and the motorway, 1h40 from Toulouse airport, Spain and the ski slopes, 2h00 from the ocean, 3h30 from the Mediterranean.

DPE :

Bien non soumis aux DPE.