

## SOLD - OLD MILL NEAR LOURDES TO RENOVATE + RIVER + 2300 M2 OF GARDEN + OUTBUILDINGS



## INFORMATION

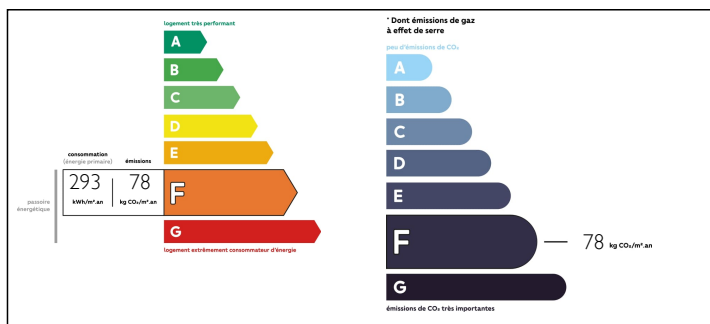
Town:	Lourdes
Department:	Hautes-Pyrénées
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	2331 m2

## IN BRIEF

SOLD - Located in a charming village close to Lourdes, this old mill has been turned into a family house of 92m2. Surrounded by two streams of rivers with lovely mountain views and plenty of greenery in the quiet garden. It will make it a perfect home for its new owners. The main door leads into the small reception room, from which you can then enter the living room and a separate kitchen, with a storage space behind. Upstairs you will find three bedroom: one of them with the staircase to the attic, the other one with the spacious bathroom, and the last one with a shower. Outside there is a nice terrace with a small garden area overlooking the river stream. On the right side of the house, a very spacious hangar leads to additional caves that after some renovations could work perfectly as a garage or as...



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Ground floor:

- Reception room
- Living room with a fireplace
- Kitchen
- Pantry room/ Atelier

First floor:

- Master bedroom with a walk-in closet and a bathroom
- Bedroom with a shower
- Bedroom with access to the attic

Exterior:

- Hangar of 190 m2
- Two caves
- Terrace of 32 m2

## LOCAL TAXES

**Taxe foncière: 1080 EUR**

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

## NOTES