LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

RARE 17TH-CENTURY WATERMILL ESTATE IN A TRULY MAGICAL LOCATION

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PROPERTY FACT FILE

REFERENCE	A36233LIS82
PRICE	€ 899,000 £ 0* *agency fees to be paid by the seller
BEDROOM	11
BATHROOM	9
ACCOMMODATION	900 m²
LAND	70000 m²
TOWN	Lauzerte
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, River Frontage

*Price based on current exchange rate which is subject to change

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Just minutes from the stunning village of Lauzerte, this 17th–18th century former watermill sits on over 6 hectares of peaceful meadows, woodland and riverbank. The main stone house, with its elegant square towers and covered gallery, offers 11 bedrooms (6 en-suite), 5 spacious reception rooms, and charming period features throughout.

DESCRIPTIF

Just minutes from the enchanting hilltop village of Lauzerte – proudly listed among Les Plus Beaux Villages de France – lies a timeless estate where nature, history, and tranquillity come together in perfect harmony.

This former watermill, dating back to the 17th and 18th centuries, sits at the heart of over 6 hectares of rolling meadows, shaded woodland, and peaceful riverbanks. A gentle stream runs alongside the stone-built home, infusing the entire setting with a calming, storybook charm.

The main residence, with its square towers and pale limestone façade, is both noble and welcoming. Arched openings, solid wooden doors, and a covered rear gallery invite you to slow down and soak in the beauty of the landscape in every season. Beneath its terracotta-tiled roofs lies a warm and elegant interior.

The property offers 11 bedrooms – including 6 high-end en-suite rooms – and five light-filled reception rooms perfect for family life or refined entertaining. A separate wellness pavilion houses an indoor pool, spa, and serene spaces for relaxation. Several stone cellars hint at endless possibilities: wine storage, creative workshops, or simply more space to make your own. A detached annexe is ready to be transformed into guest accommodation, a gîte, or a home office.

Whether you dream of a graceful countryside home, a holiday retreat with character, or a high-end hospitality project, this estate invites you to embrace a slower, richer way of life – where every day

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36233LIS82

COMPLETE FILE AND PHOTO ON REQUEST

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

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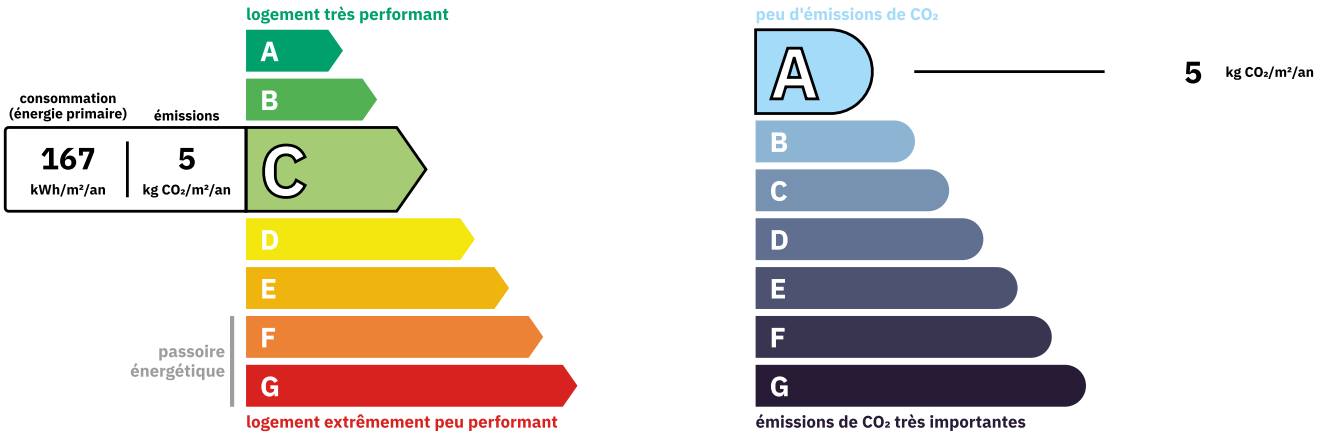
ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 5630 € and 7690€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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