



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



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



PROPERTY FACT FILE	
REFERENCE	A36233LIS82
PRICE	€ 899,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	9
ACCOMMODATION	900 m <sup>2</sup>
LAND	70000 m <sup>2</sup>
TOWN	Lauzerte
DEPARTMENT	
LOCATION	
TYPE	
CONDITION	Good condition
FEATURES	Other Drainage, Character property
<small>*Price based on current exchange rate which is subject to change</small>	





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17th-century watermill on 6 ha of land with 11 bedrooms, indoor pool, spa, two towers, river and outbuildings. A magical property near Lauzerte.

## DESCRIPTIF

Just a few minutes from the medieval village of Lauzerte, officially listed as one of France's Most Beautiful Villages, this exceptional watermill dating back to the 17th and 18th centuries is full of charm and history.

Set in a peaceful and preserved natural environment, the property spans over 6 hectares of lush meadows, woodland and riverbank, offering a truly tranquil and picturesque setting. A river gently runs alongside the building, adding a touch of serenity to the surroundings.

The main house, built in local limestone, showcases timeless character and noble architecture. Framed by two elegant towers with traditional "poivrière" roofs, the façade features arched doorways, wooden shutters, and a covered gallery at the rear, perfect for enjoying the outdoors in all seasons. The tiled roofs blend harmoniously into the landscape.

The property includes:

11 bedrooms, including 6 high-end suites with private bathrooms,

5 spacious and bright living rooms, ideal for family life or entertaining,

A dedicated wellness area housed in an outbuilding, with an indoor heated swimming pool, spa, and relaxation spaces,

Several stone cellars, ideal for wine storage, workshops or creative spaces,

An independent annex, ready to be converted to suit your project: guest accommodation, holiday rental, or home office.

This unique property is a rare find, perfect for lovers of nature, heritage, and tranquility. Whether you're seeking a main residence full of character, a peac

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36233LIS82>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

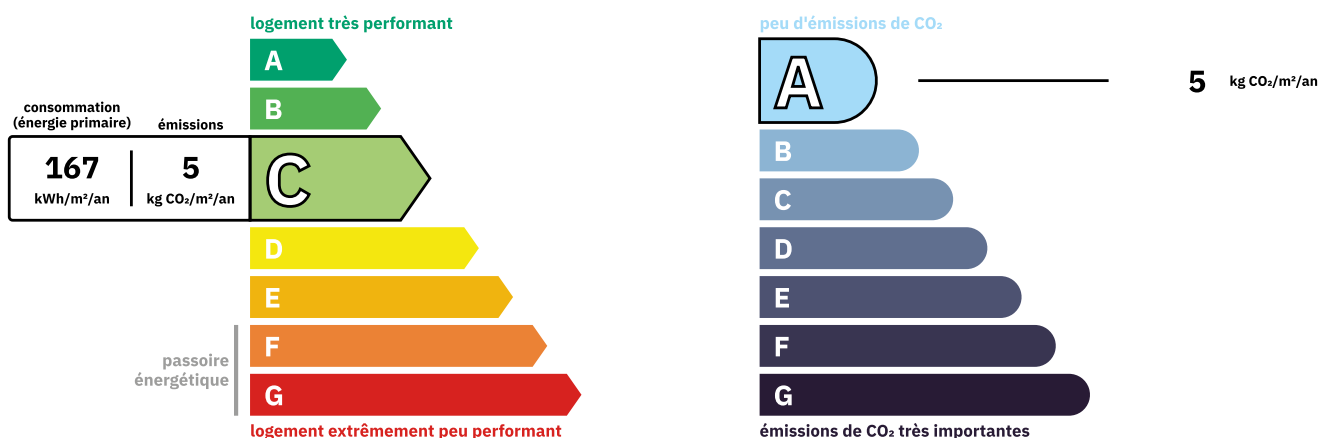
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



Property **Moderately 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 exchange rates. 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

Réf : A36233LIS82  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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