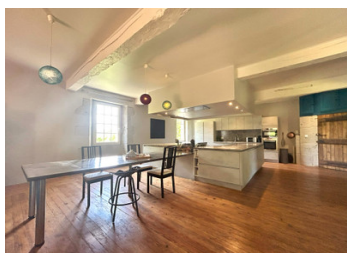
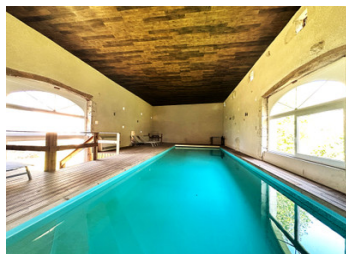


Rare 17th-Century Watermill Estate in a Truly Magical Location



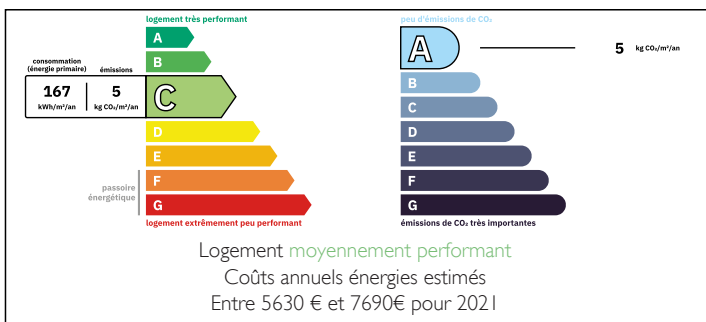
INFORMATION

Town:	Lauzerte
Department:	Tarn-et-Garonne
Bed:	11
Bath:	9
Floor:	900 m2
Plot Size:	70000 m2

IN BRIEF

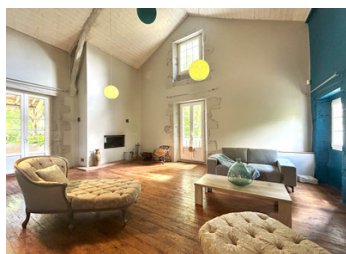
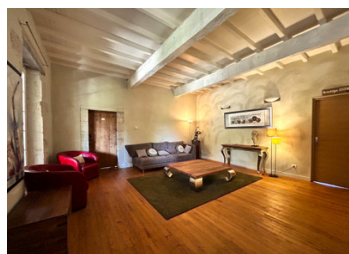
Just 15 minutes from the stunning village of Lauzerte, this 17th–18th century former watermill sits on over 6 hectares of peaceful meadows, woodland and riverbank. The main stone house, with its elegant square towers and covered gallery, offers 11 bedrooms (6 en-suite), 5 spacious reception rooms, and charming period features throughout. A separate wellness pavilion includes an indoor pool, spa and relaxation spaces. Stone cellars and a convertible annexe add further potential. Whether as a character-filled home, luxury retreat or hospitality project, this unique property offers timeless charm in the heart of unspoilt French countryside.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

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 feels like a retreat, and every detail tells a story.

For...