

17th Century Watermill for Renovation – Near Nérac



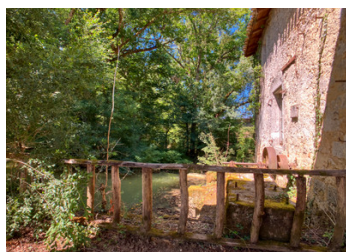
INFORMATION

Town:	Nérac
Department:	Lot-et-Garonne
Bed:	2
Bath:	1
Floor:	98 m2
Plot Size:	5673 m2

IN BRIEF

A rare opportunity awaits to restore a charming 17th-century watermill (built in 1609) nestled beside the peaceful Osse River, just minutes from the historic town of Nérac. The property offers 89 m² of living space, an original mill workshop spanning 135 m², spacious barns of 140 m², and over 5,600 m² of fertile riverside land and two small islets.

Ideal for heritage enthusiasts, creatives, or anyone dreaming of a tranquil countryside retreat infused with history and character.



ENERGY - DPE

DPE not required.

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

Set within a serene riverside environment, this unique estate features a main house of nearly 100 m² with a welcoming entrance hall, a large living room with a working fireplace, a well-sized kitchen, two bedrooms, and practical amenities including a shower room and separate WC.

Adjacent to the main house is the historic watermill itself — a vast 135 m² space housing the original 17th-century millstone and mechanical features, complemented by a workshop and a large attic with exposed beams. The estate also includes several outbuildings: a former stone house with an old kitchen and cellar, two stables, and a barn with excellent renovation potential.

The entire property is set on a verdant 5,673 m² riverside plot, offering private outdoor space ideal for gardens, terraces, or further development.

Historical & Cultural Context:

Known locally as the Moulin du Mouliot, this watermill was once a vital hub of rural life, grinding grain daily until 1987. The mill's preserved machinery, the original signage proclaiming "moutures tous les matins," and its ongoing cultural events create a living connection to Gascony's rich agricultural heritage. Annual open days and community gatherings here celebrate the enduring legacy of this evocative site, blending history and storytelling in a way few properties can match.

The Locale: Nérac and Beyond:

Located in the heart of the Lot-et-Garonne department, the property enjoys proximity to Nérac, a town steeped in Renaissance history and once the residence of Henri IV and Queen Margot. Nérac is famed for its charming Château, the Parc Royal...