LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46178NJD47 Price: 621 000 EUR

agency fees to be paid by the seller

Enchanting Historic Watermill Estate with Guest Cottage, Woodland and River















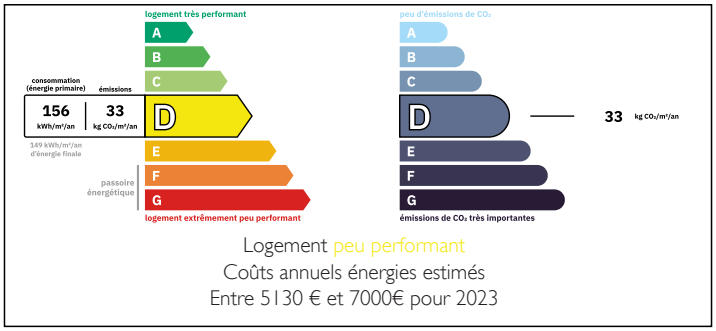
INFORMATION

Town:	Caubeyres
Department:	Lot-et-Garonne
Bed:	9
Bath:	8
Floor:	504 m2
Plot Size:	21000 m2

IN BRIEF

Nestled within more than two hectares of private woodland and traversed by the gently flowing Ourbise, this exceptional former watermill offers a rare opportunity to own a truly distinctive riverside estate in the heart of Lot-et-Garonne. Beautifully restored with great respect for its heritage using natural materials including hemp and lime, the property combines generous family accommodation with an independent two-storey guest cottage, creating exceptional flexibility for multi-generational living, holiday rentals or a boutique hospitality business. The principal house offers elegant reception rooms, six bedrooms and many original features, including two preserved millstones that celebrate the building's fascinating past. A swimming pool, traditional bread oven, workshop and numerous outbuildings complete this remarkable lifestyle property, all within easy reach of Casteljaloux, Bordeaux and Toulouse.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5130 € et 7000€ pour 2023

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.

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NOTES

DESCRIPTION

Some properties offer space. Others offer history. Very few combine both in such an exceptional natural setting.

Hidden amongst more than two hectares of private woodland, where the clear waters of the Ourbise stream meander gently through the grounds, Moulin de Caillerot is a beautifully restored former watermill offering a remarkable blend of history, character and modern comfort.

Approached along a peaceful country lane, the property immediately conveys a sense of calm. Mature oak, alder and pine trees surround the estate, while the gentle sound of flowing water provides a constant reminder of the mill's historic origins. Although immersed in nature, the property is only a few minutes from the A62 motorway and the attractive spa town of Casteljaloux.

Lovingly renovated in 2005, the restoration respected the building's heritage while introducing modern levels of comfort. Natural materials including hemp and lime were used throughout the renovation, helping preserve the authenticity and character of the original building.

The principal residence offers generous and versatile accommodation designed equally for family living and entertaining.

The welcoming winter sitting room provides a warm and inviting atmosphere around the fireplace during cooler months, while the elegant dining room and library create additional reception spaces full of charm and character. A spacious kitchen, complemented by a pantry and utility room, forms the practical heart of the home.

The ground floor principal suite, complete with dressing room and bathroom, allows comfortable single-level living if required.