



## Apartment in Dobeles district for sale 540.000€



### Information de l'agent

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Nom:              | REALAT Ltd                                                |
| Nom de compagnie: |                                                           |
| Pays:             | Lettonie                                                  |
| Experience since: | 2009                                                      |
| Type de service:  | Selling a Property                                        |
| Specialties:      |                                                           |
| Property Type:    | Apartments, Houses                                        |
| Téléphone:        | +371 (67) 210-010                                         |
| Languages:        | Latvian                                                   |
| Site web:         | <a href="https://www.realat.lv">https://www.realat.lv</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 625,222.33 |

#### Location

|                     |            |
|---------------------|------------|
| Pays:               | Lettonie   |
| Adresse:            | Dzirnavas, |
| Indicatif régional: | 3247       |
| Soumis:             | 22/10/2025 |

#### Description:

Unique cultural and historical property for sale – Bērze watermill complex  
Opportunity to purchase one of the most valuable industrial heritage sites in Latvia

The Bērze watermill complex in Bērze parish, Dobeles municipality, is being offered for sale. It is a cultural monument of national significance (No. 4877) and the oldest still functioning historical monument of watermills in Latvia. Here, in an authentic environment, you can observe more than 100-year-old grain processing technologies that operate using water power.

The property is suitable for private living, commercial activities, and the development of cultural, tourism, and educational projects.

#### Historical and cultural significance

The Bērze mill was built in 1863 and has been rebuilt and improved several times, while retaining its original technical and architectural character. It is one of the most significant objects of technical and industrial heritage in Latvia.

The mill is still in operation and the restored original equipment can be viewed, allowing visitors to see



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how groats, bran and various types of flour are produced. The premises also preserve evidence of the Soviet period, when the complex housed a carpentry workshop, including posters, inventory, and other authentic details.

## Complex composition

### 1. Three-story fieldstone mill building (2519 m<sup>2</sup>)

built in 1863, exterior walls renovated, roof replaced, windows restored;

first floor – production facilities;

a well-appointed, heated two-room apartment (air-to-air heat pump) has been built;

it is possible to renovate a previously agreed 270 m<sup>2</sup> living area with a separate entrance;

the entire building has a spacious basement.

### 2. Operating hydroelectric power plant (HPP)

HPP equipment: Gugler (Austria) and VEF Kaplan turbines with automatic and remote control;

installed capacity: 118 kW;

average annual electricity production: 400,000 kWh;

The mill's mechanics are also powered by a 20 kW Francis turbine (1924).

### 3. Farm buildings

Fieldstone masonry building – 269.9 m<sup>2</sup>;

Brick outbuilding – 109.8 m<sup>2</sup>.

### 4. Hydrotechnical structures

55 m wide dam on the Bērze River;

540 m supply channel;

140 m drainage channel.

### 5. Land property – 9.5697 ha

the territory consists of an island between the Bērze River and the canal;

there are two ponds on the island;

scenically attractive, spacious environment with high development potential.

The complex offers a unique opportunity to:

- develop a tourist center, museum, educational or cultural facility;

- continue grain processing business using historical equipment;

- develop an energy project with stable electricity production;

- create a private residence with a unique industrial history atmosphere;

The technical rooms of the HPP occupy only ~10% of the building's area, providing ample opportunities



for other commercial activities.

## Tax relief

The entire complex is exempt from real estate tax in accordance with Article 1, Paragraph 1, Clause 6 of the Law on Real Estate Tax. (State-protected cultural monument)

## Location

The complex is located in a strategically convenient location:

Dobele – 15 km,

Jelgava – 20 km,

Riga – 70 km.

The Bērze watermill complex is a culturally and technologically outstanding property that combines

-the unique value of Latvia's industrial heritage;

-a functioning production system;

-hydroelectric power generation;

-extensive development potential for commercial activities, tourism, or residential use.

Such a property is unique and very rarely available on the Latvian market!

## Commun

|                   |                        |
|-------------------|------------------------|
| Pied carré fini:  | 95697 m <sup>2</sup>   |
| Dimesions du lot: | 2519.00 m <sup>2</sup> |
| Floor Number:     | 2                      |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.860.231

