



## Moulin d'Exception du XIXe Siècle – Domaine de Rêve sur la Gélise



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 421,190.2

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Mezin
Postcode:	47170
Geplaatst:	01-04-2026

### Omschrijving:

Immerse yourself in the captivating world of this majestic watermill, a 19th century architectural gem, elegantly renovated respecting its heritage features and character. With 400 m<sup>2</sup> of living space bathed in light and generously proportioned offers a unique living environment, combining luxury and conviviality all surrounded by unspoiled nature.

An extraordinary living space, upon entering you will be enchanted by the double stone staircase leading to a spectacular reception area:

A 96m<sup>2</sup> living/dining room with an open kitchen ideal for dinner-parties or large family gatherings.

Nearby is a games/relaxation room a bedroom with a shower room, a sauna and a WC.

Upstairs there are four bedrooms (including two master suites with their own en-suites) and a large family bathroom offering absolute comfort.

There are endless outbuildings on the property including:

An XXL 230m<sup>2</sup> garage on the ground floor, perfect for collectors or mechanical enthusiasts.

A 100m<sup>2</sup> mezzanine and a convertible 200m<sup>2</sup> attic on the first and second floors to be customised to your needs, an office, workshop, gym or creative space.

There is also a 98m<sup>2</sup> independent gîte (guest house) with a living room, equipped kitchen, two bedrooms (including an upstairs suite) a bathroom and private terrace offering breathtaking views of the parkland.



A truly peaceful haven by the river, the 22,000m<sup>2</sup> landscaped garden borders the Gélise river making it a true oasis.

There is also an above ground swimming pool on a concrete base with a pergola and a boat mooring for fishing.

An idyllic setting for relaxing moments and entertaining.

This mill combining its historic charm, generous spaces and development potential is a rare find for lovers of exceptional properties.

Ideal for a primary residence, a family home, or a high end tourism property.

Visit without delay, you're guaranteed to fall in love!

#### Income:

6Kw of self consumption photovoltaic panels.

A solar water heater.

The mill generated approximately 10,000 Euros income in 2025.

Gebouwd: 1845

#### Algemeen

Slaapkamers: 7  
Badkamers: 6  
Afgewerkte vierkante meter: 400 m<sup>2</sup>  
Lot Afmeting: 22443 m<sup>2</sup>

#### Room details

Total rooms: 9

#### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 139

#### Building details

Parking: Ja

#### Lease terms

Date Available:

#### Additionele informatie

Website URL: [http://www.arkadia.com/AGHX-T678594/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T678594/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

#### Contact information

IMLIX ID: 1540821



IMLIX

IMLIX Vastgoedmarkt  
<https://www.imlix.com/nl/>

---

