



Ancien Moulin rénové avec Gîte et Atelier



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 522,202.2

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Virazeil
ZIP code:	47200
Posted:	Feb 27, 2026

Description:

In the heart of the Lot-et-Garonne countryside, in the sought-after village of Virazeil, come and discover this unique 2.4-hectare property, combining authenticity, peace and potential.

The Old Mill

Tastefully renovated, this 155 m² mill has retained all its original charm with exposed stone walls, wooden beams, and traditional terracotta tiles.

- Ground floor: a welcoming entrance hall, a bright living room with open-plan kitchen, an office that can also serve as a bedroom, a shower room, and a utility room.
 - First floor: a cosy lounge area and three bedrooms, including a spacious 27 m² one.
- Outside, a 26 m² covered terrace offers the perfect spot to enjoy sunny days in a bucolic setting.

The Independent Gîte

Set within a traditional Lot-et-Garonne farmhouse, the 92 m² gîte includes:

- Ground floor: a living room with open-plan kitchen, one bedroom, a shower room, and a pantry.
- First floor: an additional bedroom and a mezzanine that could serve as an office or relaxation space.

Bonus: the farmhouse still offers 290 m² of convertible space, providing the opportunity to create additional gîtes or guest rooms according to your project.



Outbuildings & Grounds

The property also features:

- a 144 m² workshop,
- a 48 m² carport,
- vast grounds, ideal for horses or an agricultural/tourism activity.

An Idyllic Setting

Tucked away in a peaceful environment, with no close neighbours or disturbances, this property is the perfect choice for:

- a character family home,
- a gîte or guesthouse project,
- or simply for nature lovers seeking wide open spaces.

A rare opportunity for those looking for authenticity, space, and potential in the heart of South-West France.

Contact me today to arrange a viewing!

Built: 1900

Common

Bedrooms:	6
Bathrooms:	2
Finished sq. ft.:	247 sq m
Lot Size:	24800 sq m

Room details

Total rooms:	9
Indoor Features:	Fitted kitchen

Energy efficiency

Energy Use (kWh/m ² /year):	199
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/AGHX-T713030/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

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