



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



### 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 422,455.71

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Mezin  
ZIP code: 47170  
Posted: Apr 01, 2026

### Description:

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 m2 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 96m2 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 230m2 garage on the ground floor, perfect for collectors or mechanical enthusiasts.

A 100m2 mezzanine and a convertible 200m2 attic on the first and second floors to be customised to your needs, an office, workshop, gym or creative space.

There is also a 98m2 independent gite (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.

Built: 1845

#### Common

Bedrooms: 7  
Bathrooms: 6  
Finished sq. ft.: 400 sq m  
Lot Size: 22443 sq m

#### Room details

Total rooms: 9

#### Energy efficiency

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

#### Building details

Parking: Yes

#### Lease terms

Date Available:

#### Additional information

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



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