Au Moulin

Region: Midi-Pyrenees **Sleeps:** 10

Overview

Encircled by waterways and open countryside, Au Moulin is a masterful transformation of a former water mill into a beautiful retreat. From the moment you step inside, the sight of the mill's original mechanism, preserved behind glass by the entrance hall, reminds you of the building's heritage, even as it flows effortlessly into its new life as a stunning 5-bedroom escape.

Across three spacious floors, the interiors are rich with thoughtful design and historic character. The raised living level opens into an open-plan kitchen, dining and lounge area, where contemporary finishes meet exposed stonework, historic charm and a view of the mill's mechanism. Meanwhile, the five bedrooms are elegant and stylish, each featuring their own en suite facilities (some open-plan to the bedrooms – the baths in the bedrooms are especially striking).

Outside, two hectares of private grounds invite leisurely afternoons by the 12-metre swimming pool or moments of calm by the jacuzzi terrace. There is ample space to gather, play table tennis or simply sit back and listen to the rustle of leaves beside the gently flowing canal and river. A decked terrace invites al-fresco meals in glorious surroundings.

Just 7km away lies the medieval bastide town of Lauzerte, one of France's '*Plus Beaux Villages*', where café terraces spill onto cobbled squares and local produce fills the market stalls. Further afield, the riverside town of Moissac and the vibrant hub of Castelsarrasin offer all the essentials, while wine lovers will find much to explore in nearby Cahors and the Lot valley.

Whether gathering with loved ones for a summer holiday or seeking character and charm amid rolling countryside, Au Moulin offers a rare blend of authenticity, style and rural elegance.









Facilities

Walking/Hiking Paths • Pure France • Historical Sites • Private Pool • Wine Tasting • Ideal for Teens • All Bedrooms En-Suite • Instagrammable • Pool Safety Feature • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Smart TV • Caretaker/Owner on Site

Interior & Grounds









Moulin Interiors

- Main entrance to hallway and screened room displaying mill mechanism
- Raised open-plan living and dining area (via stairs from hallway) with sofas, Smart TV, Fibre-optic internet and dining table
- Open-plan kitchen with island, well-equipped including two ovens, microwave, fridge freezer, wine fridge and dishwasher
- Separate WC with sink

First Floor (via spiral staircase from hallway)

- Bedroom 1 with double bed, seating area with TV and ensuite bathroom with WC, bath, separate shower and sink
- Bedroom 2 with double bed and door to terrace (with exterior staircase down to dining terrace). Ensuite bathroom with WC, bath, separate shower and sink
- Utility room with washing machine, dryer and washing line

Second Floor

- Bedroom 3 with double bed and ensuite bathroom with WC, bath, separate shower and sink. Glass doors to seating area with convertible futon and Smart TV
- Living area
- Bedroom 4 with double bed and ensuite bathroom with WC, bath, separate shower and sink
- Bedroom 5 with double bed and ensuite shower room with WC, shower and sink

Some of the en suite facilities are open-plan to the bedrooms

Outside Grounds

- Swimming pool (12x6m)
- Poolside terrace with sun loungers and table with chairs
- Dining terrace with tables and chairs
- Barbecue
- Courtyard and covered terrace
- Jacuzzi terrace
- Table tennis
- 2 hectares of grounds (unenclosed) with river and canal
- Private parking

Location & Local Information

The countryside surrounding Au Moulin offers an authentic escape in the heart of Tarn-et-Garonne. This unique and characterful house lies within a 2-hectare estate with a small canal and river, a wonderful setting for nature and wildlife lovers. Yet you are also well connected, only 400m from the road connecting Lauzerte (7km) and Valence d'Agen (22km).

Less than 10 minutes by car from the medieval bastide town of Lauzerte, this area brims with rustic charm, heritage architecture and a gentle pace of life. Classified as one of Les Plus Beaux Villages de France, Lauzerte is a delightful maze of cobbled lanes, stone facades, artisan galleries and relaxed cafés – the perfect place for a morning stroll or leisurely lunch. Moissac (18km) enchants visitors with its UNESCO-listed abbey, vibrant Saturday market and picturesque riverside setting.

Venture north to Montcuq (18km), known for its lively Sunday market and colourful character, or explore the hilltop beauty of Tournon-d'Agenais (28km), where panoramic views stretch across the verdant countryside.

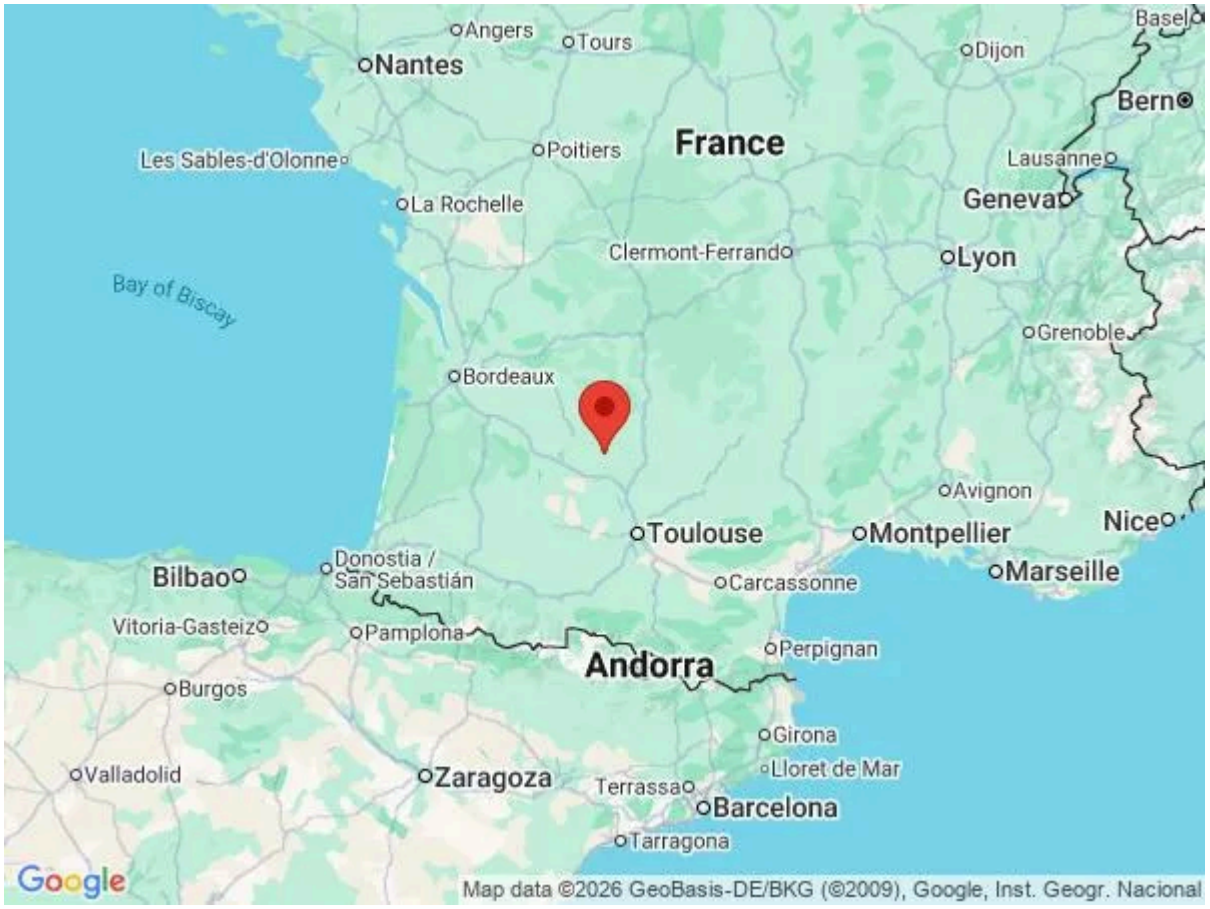
The Lot Valley also awaits with scenic riverside villages like Fumel (40km), wine-rich Puy-l'Évêque (43km) and the elegant town of Cahors (45km) – a haven for lovers of bold reds and heritage buildings, from the iconic Pont Valentré to bustling market squares. Whether sampling local vintages or ambling along the riverside, this region invites you to savour each moment.

Day trips to the towns of Montauban (35km) and Agen (44km) offer a vibrant contrast, with museums, canalside walks and excellent dining. Montauban's Ingres Museum and pink-brick architecture lend a touch of grandeur, while Agen charms with its old-town ambience and gastronomy. The surrounding countryside is dotted with sunflower fields, plum orchards and sleepy villages, making every journey a pleasure in itself.

Practical amenities are well catered for – Lauzerte provides supermarket access, cafés, and restaurants, while larger hubs like Moissac and Castelsarrasin (both within half an hour) offer further amenities. With Toulouse Airport around an hour's drive, and Bergerac a little further, this rural yet well-connected location makes an ideal base for exploring the hidden gems of southwest France.

Local Amenities

Nearest Airport	**Toulouse-Blagnac Airport (89km)**
Nearest Airport 2	**Bergerac Dordogne Périgord Airport (96km)**
Nearest Ferry Port	**Bilbao (442km)**
Nearest Ferry Port	**Saint-Malo (710km)**









Nearest Golf	**Golf des Roucous (20km)**
Nearest Restaurant	**Lauzerte (7km)**
Nearest Town	**Moissac (18km)**
Nearest Train Station	**Moissac (19km)**
Nearest Village	**Small rural village/hamlet (2.5km)**
Nearest Supermarket	**Lauzerte (7km)**

What we love

- A beautifully restored former water mill, where original features meet elegant, modern design
- From the entrance and living room, admire the display of the original mill mechanism
- All five bedrooms are beautiful and so stylish, each with en suite facilities – we especially love the in-room bath tubs in some of the rooms
- Relax in 2-hectare estate with its swimming pool, jacuzzi terrace and gently flowing river
- Just 7km from the charming medieval town of Lauzerte, one of France's 'Plus Beaux Villages'
- Discover wonderful walks, pretty villages, atmospheric markets and renowned vineyards across the Tarn-et-Garonne and Lot valley

What you should know...

- It's important to note that there is a small canal and river within the grounds – therefore this property is not suitable for small children (or non-swimmers).
- Guests also need to be able to safely manage the spiral staircase up to the first floor.
- The charming owner lives next door (within the estate) with her dog.

Terms & Conditions

- **Security deposit:** No security deposit is required for this villa. Please be aware that guests are still required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Sunday.
- **Smoking Allowed?:** Not allowed.
- **Minimum stay:** 7 nights.
- **Heating costs included?:** Yes.
- **Tax:** French Visitors Tax payable to Oliver's Travels at the time of balance payment.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.