

Domaine du Petit Guilhem

Nérac, Southwest France



Horses and Heritage



Historic Equestrian Estate on 44 Ha / 109 Acres

A rare opportunity to acquire an exceptional historic French estate combining an elegant 18th-century residence with approximately 44 hectares (109 acres) of predominantly level land and a private 10-hectare park and established private equestrian facilities.

The perfect combination of the prestige of a historic heritage property and the comfort of a high-end renovation!

This property offers a remarkable natural environment comprising a large private lake, a forest, meadows, organically farmed land, an orchard, a vegetable garden, a magnificent old fountain, as well as an elegant 17 x 6-metre swimming pool, perfectly integrated into its surroundings. The park is enhanced by the presence of majestic century-old Lebanese cedars, giving the estate a unique atmosphere.

The estate offers an unusually attractive environment for horses, with extensive meadows, mature trees providing natural shade throughout the property, and timber field shelters.



The equestrian facilities currently include a substantial open stable measuring approximately 30x15m (98 x 49 ft).



There is also a 20 x 40 metre (66 x 131 ft) riding arena equipped with drainage and a sprinkler system fed by one of the property's own wells.



A round pen measuring 20 metres (66 ft) in diameter completes the facilities.



The property currently offers an open stable and paddock arrangement, a tack room and an outdoor wash area. This arrangement gives horses space to move freely, enjoy generous turnout and follow a more natural, outdoor-based way of life. For those who prefer traditional individual stables, the existing facilities can be easily adapted. A caretaker's house is close to the stables.



Recorded by the security camera: sleeping together – they both feel safe.



The approximately 44 hectares (109 acres) of predominantly flat land provide space for grazing and riding, while magnificent mature trees offer additional shade.



A private lake of approximately one hectare (2.5 acres) adds to the exceptional landscape and sense of space.



18th-Century Domaine in the Core of South-West France

At the heart of the estate lies an impressive historic residence of approximately 870 m² (9,365 sq ft), offering an unusual combination of a substantial French domain home, extensive private land and equestrian facilities ready for use.



For an international horse owner seeking a private European base in South-West France, the property offers something increasingly difficult to find: space, privacy, a mature landscape and the possibility of keeping horses at home within the grounds of an important historic residence.



History



An estate with deep roots

Domaine du Petit Guilhem is not only a place to keep horses – it is a property whose story reaches back two thousand years. The estate extends to approximately 43.5 hectares (107 acres): around 33 hectares (81.5 acres) are farmed organically, and some 10 hectares (24.7 acres) form the park, home to numerous trees that are several hundred years old.

Roman and medieval origins

Beneath one of the ground-floor bathrooms lies a Roman cistern. Its walls are built in the typical Roman manner, with smaller stones laid in a regular pattern, and its Roman origin has been confirmed by archaeological investigation. This is perhaps not surprising: Nérac was once home to a large Roman villa, and 2,000-year-old mosaics from this period are displayed in the Parc de la Garenne and at the Town Hall.

In the courtyard of Petit Guilhem stand three evenly proportioned round arches. Historians believe these are the remains of monks' cells belonging to a former monastery. In the Middle Ages there were 32 monasteries in Nérac, and one of them may well have stood on this site. Such arches are

typical of medieval monasteries in southwestern France, and cells of identical construction survive in a monastery in the centre of Nérac.



It can therefore be assumed that buildings already stood on the Petit Guilhem estate in Roman times and that, over the centuries, they were repeatedly extended, demolished, rebuilt and altered.

A fountain in the royal manner

The fountain in the park is built in the same style as the fountains of the Parc Royal de la Garenne, laid out in the 16th century as part of the grounds of Nérac's royal château. The fountain at Petit Guilhem was most likely built in imitation of them, and it is still supplied with spring water originating in the Pyrenees.



1663: the first written record

The “Domaine du Petit Guilhem” appears in the archives of the Gironde as early as 1663. The documents trace the estate through the Jausselin family. Isaac de Jausselin (1570–1629), Treasurer of the Albret from 1599, married Marthe de Brassay; their son Jean de Jausselin, lord of La Grange, Petit Guilhem, Caudéré and other estates, succeeded him in 1636 and died around 1652, leaving a widow, Madeleine de La Borde, and young children placed under the guardianship of their uncle, Isaac de La Borde.

In 1655 Madeleine remarried the nobleman Jean de Martin, a cavalry captain who became the court-appointed manager of his stepchildren’s property. By a deed of 18 June 1663, Isaac de La Borde sold most of the children’s inheritance to Jean de Martin: the noble house of La Grange and the mill of Sourbet for 30,000 livres, and Petit Guilhem for 16,000 livres. By a ruling of 2 June 1676 the sale was annulled, and Petit Guilhem returned to the Jausselin family.

PETIT GUILHEM

Isaac de Jausselin (*1570, +1629 ; Trésorier de l'Albret à partir de 1599) épousa Marthe de Brassay.

Leur fils Jean de Jausselin, seigneur de La Grange, du Petit Guilhem, de Cauderé et autres serres, en 1636, succéda et décéda (vers 1652).

Il laissa une veuve, Madeleine de La Borde, et des enfants mineurs, qui furent placés sous la tutelle d'Isaac de la Bordes, leur oncle.

Madeleine de la Borde était remariée dès mars 1655 avec le noble Jean de Martin, capitaine de cavalerie qui, on ne sait comment, devint le fermier judiciaire des biens des mineurs de sa femme.

Par acte du 18 juin 1663, Isaac de la Borde vendit à Jean de Martin la plus grande partie des biens des mineurs.

La maison noble de La Grange et le moulin de Sourbet étaient cédés pour le prix de 30.000 livres, le Petit Guilhem pour 16.000 livres.

Par arrêt du 2 juin 1676, cette vente fut cassée et le Petit Guilhem revint aux Jausselin.

*Isaac de Jausselin (*1570, +1629; Treasurer of Albret from 1599) married Marthe de Brassay.*

Their son Jean de Jausselin, lord of La Grange, Petit Guilhem, Cauderé and other farms, in 1636, succeeded and died (around 1652).

He left a widow, Madeleine de La Borde, and minor children, who were placed under the guardianship of Isaac de la Bordes, their uncle.

Madeleine de la Borde was remarried in March 1655 to the noble Jean de Martin, cavalry captain who, no one knows how, became the legal farmer of the property of his wife's minors.

By deed of June 18, 1663, Isaac de la Borde sold Jean de Martin most of the miners' property.

The noble house of La Grange and the mill of Sourbet were sold for the price of 30,000 pounds, the Petit Guilhem for 16,000 pounds.

By decree of June 2, 1676, this sale was canceled and the Petit Guilhem returned to the Jausselins.

Summary of the records held in the archives of the Gironde

1775 and the age of the country house

The date 1775 is carved into the keystone above the doorway of a building that was presumably added to the estate at that time.



Towards the end of the 18th century, the first artificial fertilisers came into use and agricultural yields rose considerably, bringing a wave of building activity to the countryside. Petit Guilhem, probably already a substantial farm, gradually developed into an elegant country residence, and new rooms were created and decorated within the house.

A dining room inspired by Malmaison

The most remarkable example is the oval large dining room, modelled on Empress Joséphine's dining room at the Château de Malmaison. Once the craftsmen and painters had completed their work at Malmaison around 1802, they travelled into the provinces, showing sketches of the Empress's château to prospective clients and estate owners. The result at Petit Guilhem is a dining room strongly inspired by Malmaison and unique in France.



Since then, relatively little has been added to the buildings. Successive owners have instead focused on careful renovation – preserving the historically significant elements and bringing out the original character of the house.

Royal heritage and the art of living in Gascony

Domaine du Petit Guilhem lies just outside Nérac – about 3 minutes by car, 5 minutes by bicycle or a 10 to 15-minute walk from the town centre. The estate therefore combines complete privacy with easy access to everyday life in one of the most historic towns of Lot-et-Garonne, whether as a permanent home or a seasonal retreat.

On the banks of the River Baïse, Nérac brings together Renaissance heritage, riverside walks and the welcoming atmosphere of a Gascon market town. As the historic capital of the Albret, it is a place where history forms part of daily life.

A royal town with close ties to Henri IV

In the 16th century Nérac became an important centre of courtly life. Its château received Marguerite d'Angoulême, sister of King François I, and then her daughter Jeanne d'Albret. Later, Henri of Navarre – the future King Henri IV of France – and his wife Marguerite de Valois held court here. Henri established his court and government in Nérac in 1576, and in 1578–1579 Catherine de' Medici came to the town to negotiate peace during the Conferences of Nérac, a notable episode in the history of France's Wars of Religion.

Much of the château was dismantled during the French Revolution, but its surviving north wing – with an elegant gallery of twisted columns and carved capitals – now houses the Château-Musée Henri IV. Together with the old houses of historic Nérac, the Pont-Vieux and the quays along the Baïse, it forms a townscape full of character.

Nature close at hand

Along the Baïse, the Parc de la Garenne and the Jardins du Roi preserve the landscape of the former royal domain. The park began as a hunting reserve under Henri d'Albret, grandfather of Henri IV, and its shaded walks, fountains and river views invite long, unhurried strolls. For riders and walkers alike, the surrounding countryside offers open space in every direction.

Markets, food and wine

Nérac's lively Saturday-morning market is a weekly meeting place and a showcase for the produce of southwest France. The Albret is celebrated for its food and drink – Buzet wines, Armagnac and Floc de Gascogne, foie gras, strawberries, melons and prunes – making the estate a natural setting for entertaining with local produce.

The wider Albret

Beyond the town, the Albret countryside of hills and valleys extends towards the great forest of the Landes. Nearby discoveries include the fortified Moulin des Tours at Barbaste, the bastide of Vianne and the medieval town of Mézin – a rewarding region to explore on horseback, by bicycle or by car.

Everyday life and connections

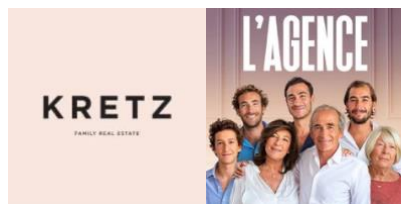
- **Schools:** Nérac offers education from nursery to upper secondary level, including state and private primary schools, Collège Henri de Navarre and Lycée Général et Technologique George Sand.
- **Healthcare:** a local site of the Agen–Nérac hospital centre, together with doctors, pharmacies and other everyday medical services in town.
- **Rail:** Agen station offers direct trains to Paris-Montparnasse, with the fastest journeys taking around 3½ hours.
- **Daily life:** shops, restaurants, cafés and the weekly market are within walking or cycling distance of the estate.

At a glance

- **Location:** Nérac, Lot-et-Garonne, southwest France – a few minutes from the town centre
- **Residence:** 18th-century country house of approximately 870 m², 20 rooms, 12 bedrooms
- **Land:** approximately 44 hectares (109 acres) of predominantly level land, including around 10 ha of historic park

- **Equestrian:** open stable of approx. 30x12m (used 15x12m), 20 × 40m arena with drainage and well-fed sprinklers, 20m round pen, tack room, wash area, field shelters
- **Water:** private lake of approximately one hectare (2.5 acres)
- **Heritage:** Roman cistern, medieval arches, Renaissance-style fountain, 1775 keystone and a Malmaison-inspired dining room
- **Asking price:** €2,650,000 – exclusive listing with Kretz Real Estate, reference KP1-14925

Information is provided in good faith and is indicative only; it should be independently verified before purchase.



<https://kretzrealestate.com/en/annonce/kp1-14925/house/>

