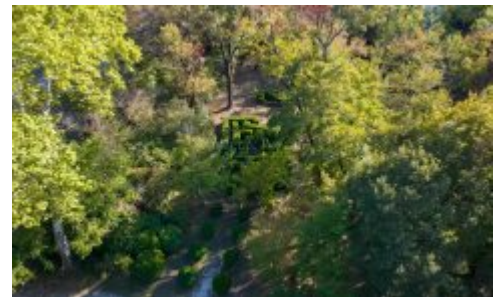


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L'Immobilier d'Exception
FRANCE

LANDMARKED CASTLE AND ITS PRIVATE PARK, BETWEEN UZÈS AND NÎMES



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Situated in the heart of a charming village between Uzès and Nîmes, with easy access to the region's main attractions, stands this majestic château, a witness to history since its creation in the 13th century. The ancient moat, battlements and watchtowers evoke its past as a defensive edifice, while in the 17th century it was enlarged to welcome visits from illustrious personalities such as Louis XIII and Richelieu, in preparation for the Peace of Alais. The latest major alterations date from the 20th century, preserving this regional and French landmark through the ages, listed as a historic monument.

The château, with a living area of around 1,000 m² (10,765 sq ft), faces south and extends over 7,800 m² (83,960 sq ft) of parkland. Several distinct areas blend harmoniously together: on the château side, alleys lined with plane trees; on the other, unspoilt, organic garrigue-like countryside with holm oaks, separated by an impeccably tended garden complete with a swimming pool and a maze.

The château extends over three levels, organized around a monumental staircase illuminated by magnificent mullioned windows. A rounded tower adds character to the architecture on the south-east side.

On the first floor, the entrance hall offers a glimpse of the majestic central staircase. Every room on this level has access to the garden, offering a wealth of possibilities. A first vaulted kitchen opens onto an outdoor space ideal for al fresco dining. A large bedroom adorned with vaulted ceilings, moldings and cement tiles seduces with its charm. A second bedroom is nestled in the tower. A room currently used as an artist's studio could be converted into a bedroom. A final bedroom, with bathroom, could be used as an independent apartment. The wine cellar is also on this level.

The ascent to the second floor invites contemplation, with its light-filled windows offering a breathtaking view of the park. A gallery, perfectly suited to displaying works of art, leads to one of the key rooms of the house: the dining room, with its 3.30 m (10.8 ft) high vaulted ceiling, designed to support the grain which, in the old days, was stored on the upper floor. A large, bright kitchen adjoins this room. Four bedrooms are also located on this level, as well as a game/cinema room. Opposite the dining room is a spacious living room of over 50 m² (540 sq ft), with a high coffered wooden ceiling and a fireplace adorned with a carved wooden overmantel. A library with marble fireplace, wooden floors and ceilings invites you to relax. The master bedroom features a harmonious blend of antique and modern elements, with a glass-enclosed bathroom overlooking the room.

The top floor offers great potential for development, with the possibility of creating at least five bedrooms and a bathroom. To the east of the château, an independent 80 m² (861 sq ft) building, used as a creative space, houses a bedroom with en-suite shower room, located above a garage.

All the electrical, plumbing and heating systems have been redone.

All in all, this property offers a rare opportunity to inscribe one's name in the history of the region and the country, while benefiting from an exceptional setting.

Contact : Emilie Crouzet +33 6 95 74 22 06.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Prix : 1 948 000 € FAI

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