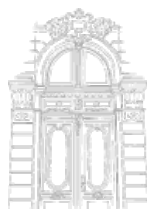
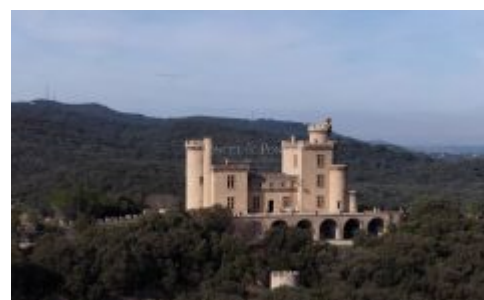


# PONCET & PONCET

*L'Immobilier d'Exception*  
— FRANCE —

19TH-CENTURY CASTLE WITH 360° PANORAMIC VIEW!



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— F R A N C E —

19TH-CENTURY CASTLE WITH 360° PANORAMIC VIEW!

## LOCATION:

Nestled on a majestic rocky spur overlooking the Rhône valley, this neo-medieval château, built in 1899, faces the "Mont Ventoux" and offers breathtaking panoramic views over no less than five départements. You're just 50 kilometers from Avignon, the city of the Popes, and the ducal city of Uzès, the very first Duchy of France. A strategic location for the Provencal way of life, while enjoying absolute peace and quiet.

Translated with DeepL.com (free version)

Access is via a private road leading to a fortified enclosure, surrounded by its own private forest and bordered by an imposing cliff. You're on unspoilt ground, out of sight, in an oasis of serenity. This property is an invitation to history and elegance.

## PROPERTY DESCRIPTION:

The château itself offers around 400 square meters of living space for 640m<sup>2</sup> of built area, an architectural marvel where every stone tells a story. You'll be dazzled by the living room with its fireplace, the dining room and reception room, the French ceilings and the kitchen with its own fireplace. So many reception areas to create unforgettable memories.

The château has 3 living/dining rooms, 7 bedrooms, including a vast 52m<sup>2</sup> office-library with terrace, offering the possibility of customizing its use to your needs. One of the bedrooms is an independent 47m<sup>2</sup> suite on the top floor, with its own shower room and dressing room, as well as a tower giving access to a vast terrace/solarium where you can retreat to savor unique moments while contemplating the breathtaking view.

The total surface area of the buildings is approximately 640 square meters, set in nearly 22 hectares of wooded grounds. You'll find a vast reception area, ideal for entertaining your guests, as well as rooftop terraces for moments of contemplation.

Make the most of summer in the 12m x 5m swimming pool, or take a moment of contemplation in the magnificent sacralized chapel dedicated to St. Mark. A workshop and several vaulted subterraces offer around 218m<sup>2</sup> of varied opportunities for conversion or vehicle parking.

The well, terraces, discreet garden, stone fireplaces, recent gas central heating and air conditioning in the large master suite are just some of the amenities that make this property even more enjoyable. An automatic gate and alarm system ensure your security and peace of mind.

## WHAT WE THINK:

This estate is much more than just a property; its history is unique, for an unparalleled living experience. A true historical treasure embodying the timeless elegance and grandeur of the past while offering modern comforts.

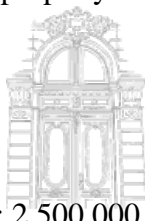
Its location is simply magical, with views that will transport you to every moment of the four seasons.

Exceptional potential, in need of embellishment to give it all its charm and nobility. The interior offers a unique opportunity for personalization, enabling future owners to create a truly majestic setting in their own image.

Whether for year-round living or as a prestigious second home, this château offers you the opportunity to live in a setting that exceeds all your expectations.

Contact: Thierry Lallemand +33(0)6.62.51.94.07

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)



Prix : 2 500 000 € FAI

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