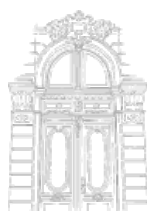


# PONCET & PONCET

*L'Immobilier d'Exception*  
— FRANCE —

## 16TH-CENTURY RENAISSANCE CHÂTEAU AND ANNEXES



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## 16TH-CENTURY RENAISSANCE CHÂTEAU AND ANNEXES

**SOLE AGENT** .Nestled in the heart of a region renowned for its exceptional cultural heritage, this château is located in the south of France, between the charming towns of Uzès, Alès, and Nîmes. Benefiting from a generous Mediterranean climate and absolute tranquility, this property offers an idyllic and sunny living environment. Ideally located, Montpellier airport is only 75 km away and the Nîmes TGV station is 35 km away, facilitating access to major French and European cities.

This sumptuous property, dating from the 16th century, spans 3.6 hectares of carefully landscaped forest and gardens, bordered by a river at the lower end. With 1550 m<sup>2</sup> of buildings, this Renaissance château is an invitation to discovery.

Passing through a magnificent wrought iron gate, one accesses 840 m<sup>2</sup> of living space, including two towers "topped with pepper pot roofs" and an orangery to restore. The grand vaulted entrance with a magnificent stone staircase adds a touch of nobility. Two living rooms and a dining room with 4-meter high coffered ceilings all open directly onto the gardens. The kitchen, adorned with a gothic-style cross-ribbed vault and a large fireplace, is one of the oldest rooms in the château. It is complemented by a pantry, a cold room, a suite of 7 bedrooms, an office, a dressing room, and 5 bathrooms, as well as 105 m<sup>2</sup> of game rooms with exposed beams and terraces.

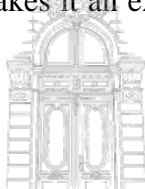
Two swimming pools, an indoor heated pool and an outdoor infinity pool, an orangery overlooking the gardens and the possibility of creating completely independent spaces accessible via one of the towers and its magnificent spiral staircase, enhance this exceptional setting.

The outbuildings and workshops, covering an area of 450 m<sup>2</sup>, include a semi-buried vaulted cellar of over 100 m<sup>2</sup>, ideal for wine lovers. A vaulted gate leads directly to the neighboring village and its church. A 120 m<sup>2</sup> house, adjoining the château from the first floor and under renovation, can serve as accommodation for the caretaker.

Finally, practical installations include a water tower, three water recovery basins with a capacity of 450 m<sup>3</sup>, a garage, shelters for 4 to 5 cars, a riverside relaxation area to recreate, oil heating, a kitchen equipped with professional appliances, and several terraces, one with a jacuzzi.

What we think:

This château is a true historical gem, offering a harmonious blend of old-world charm and modern comfort. Its Renaissance architecture and numerous authentic details will captivate lovers of history and heritage. The vast area and layout of the rooms make it an ideal place for sumptuous receptions, events, or simply a château lifestyle. The multiple outbuildings and spaces to be developed offer incredible potential to personalize this estate according to your desires. Its privileged geographical location, close to major cities and transport, makes it an exceptional property that is just waiting to be rediscovered and appreciated.



Prix : 2 200 000 € FAI  
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