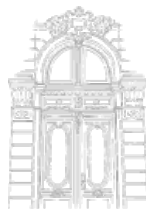


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L'Immobilier d'Exception
— FRANCE —

*THE FRENCH ART OF LIVING IN A 16TH-CENTURY CHÂTEAU



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— F R A N C E —

*THE FRENCH ART OF LIVING IN A 16TH-CENTURY CHÂTEAU

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 sun-filled lifestyle. Ideally situated, Montpellier Airport lies just 75 km away, and the Nîmes TGV station is only 35 km away, providing easy access to major French and European cities.

Description:

After passing through a magnificent wrought-iron gate, one discovers more than 1,550 m² of built space. The estate extends over 3.6 hectares of forest and carefully landscaped gardens, bordered by a stream on the lower side.

The 16th-century Renaissance-style château is graced with two pepperpot towers, inviting exploration. A beautiful vaulted entrance leads to a splendid stone staircase that adds a noble touch. Two living rooms and a dining room, each boasting coffered ceilings reaching four meters in height, open directly onto the gardens.

The kitchen, adorned with a Gothic ribbed vault and a large fireplace, is one of the château's oldest rooms. It is complemented by a spacious pantry and a cold room. The property includes seven bedrooms, an office, a dressing room, and five bathrooms, as well as 105 m² of open-beamed rooms that can serve as a gym, games area, or exhibition space, all connected to various terraces.

The orangery, with its high vaulted ceilings and an interior fountain, opens directly onto the terraces and gardens, adding further charm to the ensemble. There is also the possibility of creating independent living quarters, accessible via one of the towers and its magnificent spiral staircase, enhancing the potential of this exceptional estate.

Two swimming pools complete the property: one heated pool is located within a former vaulted cellar, accessible directly from inside the château, while the second, an infinity pool, lies in the exterior gardens. A jacuzzi set on an elevated terrace offers panoramic views of the surrounding greenery.

The outbuildings and workshops, with a total area of 450 m², include a semi-underground vaulted wine cellar of over 100 m², perfect for wine enthusiasts. Practical installations include a water tower, three water collection basins with a total capacity of up to 450 m³, a garage, and shelters for four to five cars.

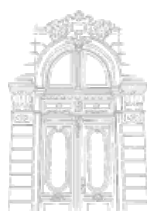
Our thoughts:

This château is a true historical gem, offering a harmonious blend of old-world charm and modern comfort. Its Renaissance architecture and many authentic details will enchant lovers of history and heritage. The vast interior spaces and the elegant layout make it ideal for grand receptions, events, or simply living the château life.

The numerous outbuildings and convertible areas provide incredible potential to customize the estate to your desires. Its privileged location, close to major cities and transport links, makes it an exceptional property—one that is ready to be rediscovered and cherished.

Prix : 1 950 000 € FAI

Réf. 1849 TL PP.



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