LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



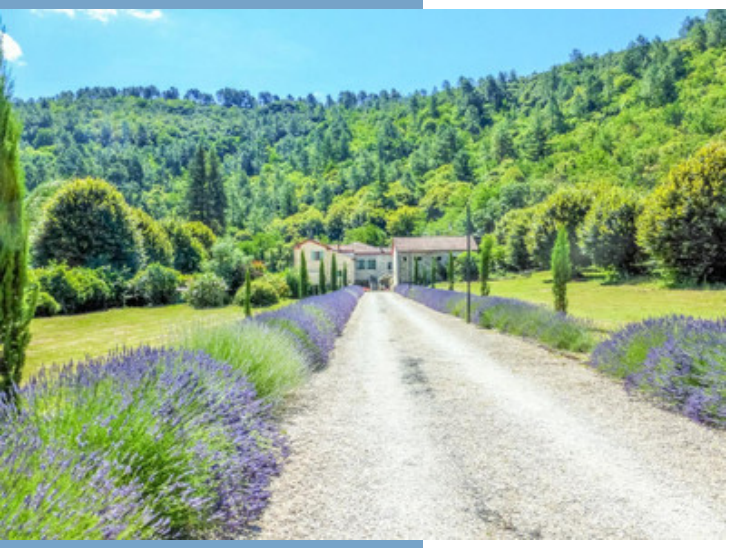
EXCEPTIONAL RIVERSIDE ESTATE & HOSPITALITY BUSINESS NEAR THE CÉVENNES.

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EXCEPTIONAL RIVERSIDE ESTATE & HOSPITALITY BUSINESS NEAR THE CÉVENNES....





PROPERTY FACT FILE

REFERENCE	A45124RSI30
PRICE	€ 1,475,000 £ 0* *agency fees to be paid by the seller
BEDROOM	19
BATHROOM	11
ACCOMMODATION	700 m²
LAND	23770 m²
TOWN	Alès
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, Country House, Gite Complex
CONDITION	
FEATURES	Swimming Pool, Private drainage, Private parking

*Price based on current exchange rate which is subject to change





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- Historic riverside château from 1640
- Successful gîtes & retreat business
- Private valley estate on 2.4 hectares
- Spring-fed pool & spa complex
- Direct river access & natural setting

EXCEPTIONAL RIVERSIDE ESTATE & HOSPITALITY BUSINESS NEAR THE CÉVENNES....

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Set in a secluded valley at the gateway to the Cévennes National Park, this exceptional riverside estate combines historic charm, established tourism activity, and remarkable lifestyle potential in a beautiful natural setting. Surrounded by woodland, rolling hills, and the clear waters of the River Gardon, the restored property dates back to 1640 and



DESCRIPTION

The estate extends across approximately 2.4 hectares (6 acres) of landscaped grounds bordered by the River Gardon and surrounded by wooded hillsides rich in wildlife and natural beauty.

The château is spectacular and boasts a history that can be traced back at least 400 years. It is built of golden stone from the surrounding hills and set around a charming central courtyard. In the 1890s the château was bought by a high-ranking French diplomat who renovated and updated it adding a beautiful 'Parisian' façade and designing the park with its stately plane trees which sweep down to the river.
Accessed via a small bridge crossing the river, the property is approached through wrought iron gates and a long lavender-lined driveway leading to the château's elegant central courtyard with its original stone fountain fed by a natural spring.
The château itself combines historic elegance with modern comfort.
The main residence features:
• An impressive entrance hall with sweeping stone staircase
• A beautiful reception room with moulded ceilings, marble fireplace, and river views
• A high-quality renovated kitchen with bespoke cabinetry, premium appliances, and wood-burning stove
• Multiple bedrooms and guest suites with en-suite bathrooms
• Magnificent views over the gardens, river, and surrounding countryside



The main entrance doors within the beautiful 19th-century façade overlook the gardens and river. Sweeping stone steps lead into an impressive entrance hall (...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45124RSI30
COMPLETE FILE AND PHOTO ON REQUEST

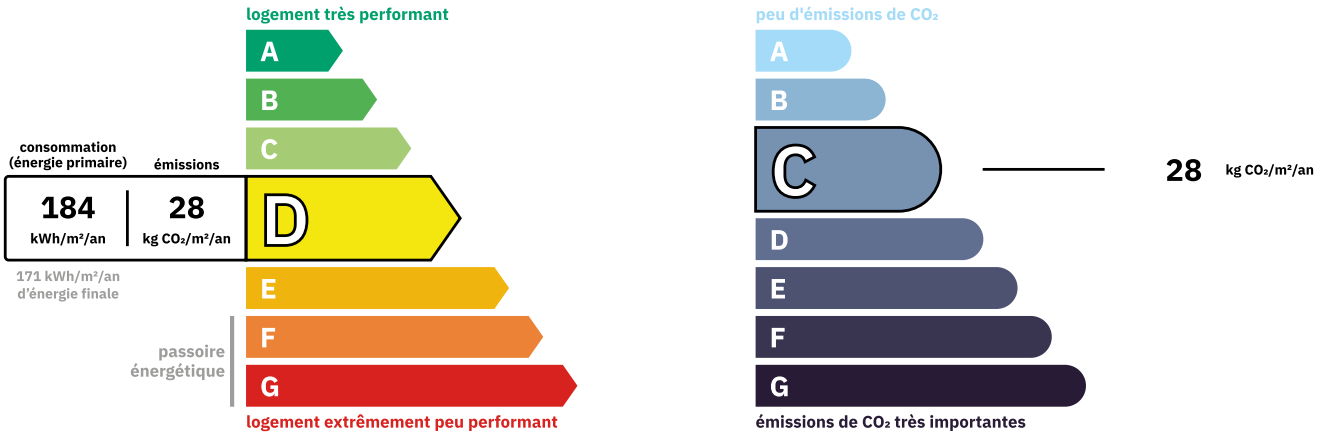
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 9700 € and 13190€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A45124RSI30
FILE COMPLETE AND PHOTOS ON REQUEST

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