LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL RENOVATED MEDIEVAL CHÂTEAU WITH POOL, CINEMA, 4 KM FROM UZÈS - IN AUCTION ON 1ST OCTOBER!

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A46311RSI30
PRICE	€ 2,350,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	7
ACCOMMODATION	1368 m²
LAND	1805 m²
TOWN	Saint-Maximin
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Family Home, Maison de Maitre
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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





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- Unique opportunity in auction
- 11th-century château fully restored
- 9 bedroom suites with luxury finishes
- 295 m² of spectacular reception rooms
- Spa, cinema, gym & heated pool

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Richard Singer of Leggett Immobilier International is delighted to present this exceptional property, just minutes from the historic town of Uzès, this remarkable château occupies a privileged position in one of the most sought-after areas of Southern France. Rich in history and surrounded by beautiful countryside, the property combines over

DESCRIPTION

 To view more photos, click here

Rarely does a château of this historical importance come onto the market in such impeccable condition. Dating back to the 11th century and subsequently enriched during the Renaissance and Classical periods, the property has undergone an exceptional restoration, combining outstanding craftsmanship with discreet contemporary luxury while preserving the remarkable character of the original building.

The château extends to approximately 1,272 m² and is arranged around elegant internal courtyards and landscaped gardens, offering a wonderful balance between magnificent entertaining spaces and comfortable private accommodation.
The western wing is dedicated primarily to the principal living accommodation. A succession of elegant lounges, all benefiting from beautiful stone ceilings and original architectural features, open towards the south-facing courtyard and gardens. This wing also accommodates six luxurious bedroom suites, many with dressing rooms, spacious bathrooms and garden views. A secondary kitchen and dining room complete this section of the château.



The medieval eastern wing contains some of the property's most spectacular spaces. A magnificent ceremonial dining room centred around an impressive original stone fireplace is complemented by a professional catering kitchen equipped to host large private receptions and events.

Adjacent to the dining room, an extraordinary vaul...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46311RSI30

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

DPE not required.

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 :A46311RSI30

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