LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

UNIQUE 11TH-CENTURY CHÂTEAU IN SOUTH ARDÈCHE WITH POOL, B&B, GÎTE(S) & 4,000M

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PROPERTY FACT FILE

REFERENCE	A47358DIH07
PRICE	€ 1,250,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (1 200 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	7
ACCOMMODATION	370 m²
LAND	4000 m²
TOWN	Ucel
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private parking

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

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- Fully restored 11th-century château
- 4 turnkey gîtes & guest rooms
- Private pool on rocks with scenic view
- Separate house with garden to renovate
- Prime South Ardèche location (4,000m²)

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Exceptional 11th-Century Château in South Ardèche – ~450 m² Living Space – 4,000 m² Plot
A rare chance to own a fully restored historical estate set on a dramatic rocky outcrop near Aubenas. Blending 11th-century character with modern luxury, this ~450 m² château offers an

DESCRIPTION

For Sale: Unique 11th-Century Château Set in a Spectacular Location in the South Ardèche
Approx. 450 m² living space | 4,000 m² plot | Private pool | Excellent business/rental potential
A rare opportunity to acquire a breathtaking, fully restored historical estate. Perched on a dramatic rocky outcrop in one of the most sought-after villages of the South Ardèche (near Aubenas), Château d'Ucel blends 11th-century grandeur with modern comfort. Offering approximately 450 m² of living space, a generous 4,000 m² plot, and a separate house ready for renovation, this property provides outstanding potential to combine luxury living with a high-end hospitality business.
Investment Opportunity & Guest Accommodation Layout
The château has been thoughtfully designed to ensure complete privacy for both owners and guests. It currently features four fully self-contained rental units:
 Self-Contained Gîte (Garden Level): Sleeps 2, featuring a private terrace and independent entrance.
 Family Suite (1st Floor): Spacious accommodation for up to 6 guests, offering three bedrooms and private bathroom facilities.
 Guest Suite (Ground Floor): Complete with private bathroom facilities, direct access from the inner courtyard, and a lockable connecting door to the room above.
 Tower / Panorama Room: Accessed via a characterful stone exterior staircase. Offers a generous private area, dedicated bathroom, panoramic valley views, and an internal staircase leading to the lower room...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47358DIH07
COMPLETE FILE AND PHOTO ON REQUEST

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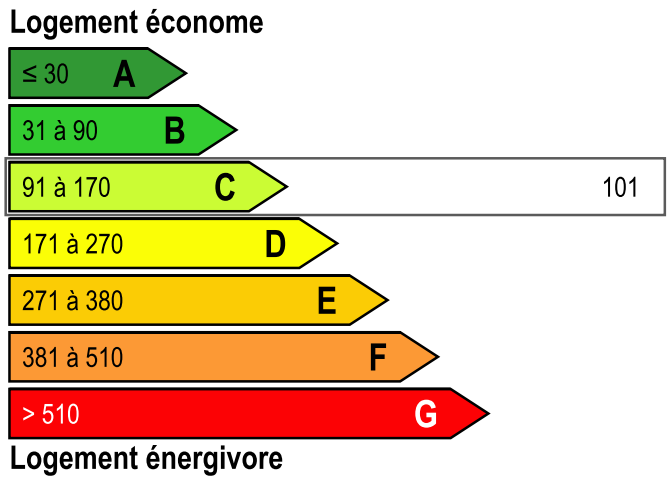
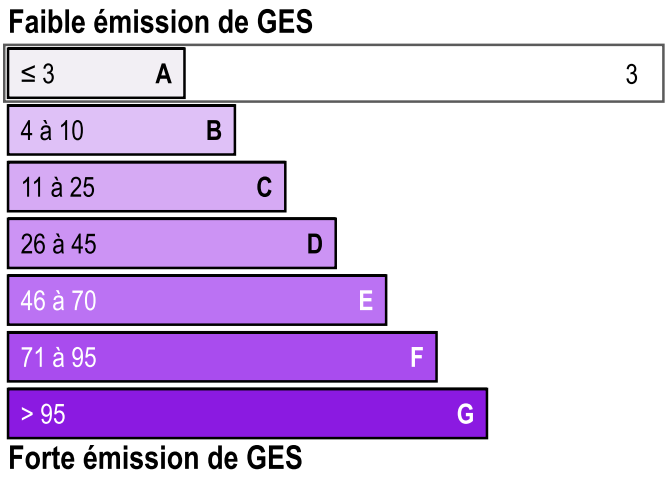
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE





NOTICE

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

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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 :A47358DIH07

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