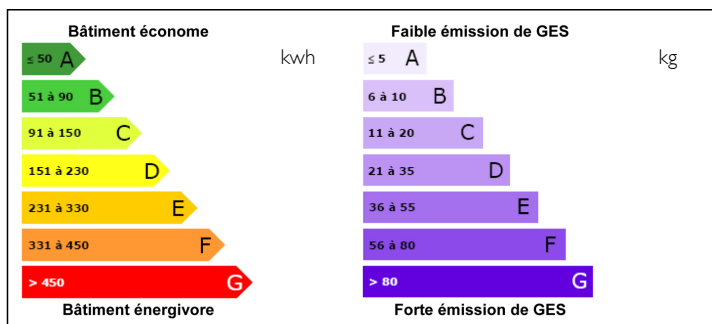


Beautiful medieval Château for sale, in the unspoilt heart of the Cévennes.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Jean-du-Gard
Department:	Gard
Bed:	14
Bath:	11
Floor:	580 m2
Plot Size:	808326 m2

IN BRIEF

Just 9kms from the delightful market town of St Jean du Gard, in the beautiful Gardon valley, lies this stunning chateau, which dates back to the late 12th century. The chateau is set in around 200 acres of the Cevennes National Park; an area of unspoilt natural beauty and outstanding wildlife. The main chateau has been divided into four self-contained apartments, distributed around a central courtyard, each with its own outside area, and a guardian's cottage that has its own front door to the outside and also has access to the central courtyard. The principal apartment has a spacious reception and dining area that would be ideal for large receptions. However, the apartments could easily be recombined into one, large, family home. There are also two further self-contained holiday cottages adjacent to the chateau, along with various other outbuildings. The property enjoys a truly magical setting with its south-facing pool overlooking...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Saint-Jean-du-Gard is an authentic Cévenol village in a wonderfully preserved natural setting; a paradise for walkers, cyclists and all lovers of the outdoors. This was the last stop on Robert Louis Stevenson's famous "Travels with a Donkey in the Cevennes", which ended in St-Jean in 1878. The village today offers a pleasant mix of shops, cafés, restaurants and also has a post office, banks, a doctor's surgery and a primary school.

Just 9km from the village, this unique property enjoys a dominant position overlooking an unspoilt valley above the Gardon river. A section of the Gardon actually flows through the extensive grounds of the property, providing idyllic spots for swimming or fishing.

The property consists of the main chateau and several outbuildings, which together offer nearly 600m² of living space and over 200m² of cellars, barns and stores. The main chateau offers the following:

The main apartment; a beautifully appointed 3-bedroom residence comprising:

- The 65m² main lounge/dining room with a huge fireplace and a balcony running the full length of the face, offering spectacular views of the pool terrace and valley.
- A master bedroom with en suite bathroom & WC.
- A farmhouse style fitted kitchen with access to the dining room and central courtyard.
- 2 further double bedrooms.
- A family bathroom with WC.

The guardian's cottage. Accessed either from the courtyard or via its own private access from the outside, this cottage offers:

On the ground floor:

- A spacious 22m² fitted kitchen with a 7m² larder.
- A lovely lounge...

LOCAL TAXES

Taxe foncière: 2100 EUR

Taxe habitation: 1500 EUR

NOTES