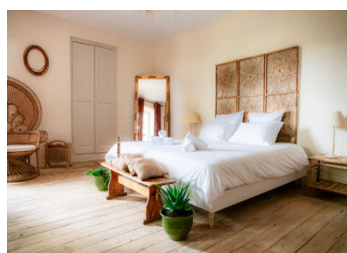
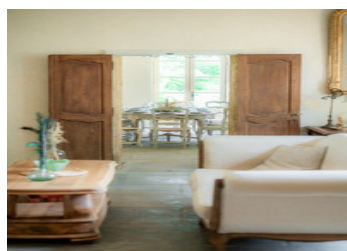
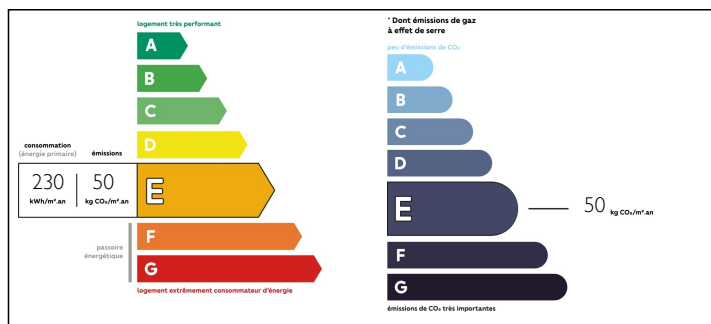


17th century castles

EXCLUSIVE



ENERGY - DPE



INFORMATION

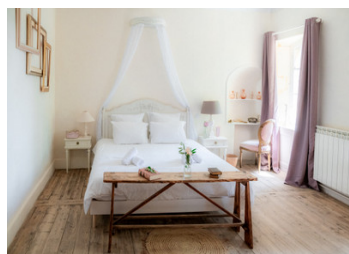
Town:	Avignon
Department:	Vaucluse
Bed:	20
Bath:	4
Floor:	900 m²
Plot Size:	20000 m²

IN BRIEF

In the heart of the Gard Provençal region, on the borders of the Drome and Ardèche departments, just 35 minutes from Avignon, LEGGETT IMMOBILIER presents this 17th century Château with 900 m² of living space, partly renovated using materials that respect the history and architecture of the building, in an idyllic setting in the shade of century-old plane trees. On the banks of the Cèze, with its private beach, this prestigious property will win you over with its peace and quiet, its views over the vineyards, its olive grove, its waterfall and its superb, unspoilt chapel. Covering more than 2 hectares of wooded parkland, this estate is currently used for bed and breakfast, wedding receptions and events, but also offers a host of commercial opportunities. The mill overlooking the Céze deserves a renovation worthy of its past. There are also several outbuildings, not forgetting the swimming pool and jacuzzi in absolute peace and...

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

Tastefully renovated 17th century château in idyllic setting in a charming village north of Avignon.

Sold furnished and with goodwill!

Main house: Château with 28 rooms 830m2

Ground floor of 220m2 comprising 6 lounges, 1 chapel, 1 catering office.

Floor 1 of 310m2 comprising 7 bedrooms, 1 kitchen, 1 bathroom, 1 shower room, 2 wc.

Floor 2 of 300m2 in need of complete renovation, comprising 11 period bedrooms, 2 shower rooms, 1 wc.

Secondary residence with private access: 3-room farmhouse 70m2 comprising 2 bedrooms, 1 lounge, 1 kitchen, 1 shower room, 1 wc.

LOCAL TAXES

Taxe foncière: **3673 EUR**

The estate of just over 2 hectares includes around a hundred olive trees, a grove, a round swimming pool 11m in diameter and several outbuildings (40m2 glass roof with 5-seater jacuzzi, 50m2 barn, dovecote, ruined 14th century mill, etc.).

On the banks of the Cèze, with a private beach, this prestigious property will win you over with its peace and quiet, its views over the vineyards and the waterfall.

Business activity: bed and breakfast, gîtes, holiday rentals, events (weddings, private receptions, etc.) in progress.

Connection to mains drainage, Drilling, Roof revised in 2022, Electricity redone on the ground floor and floor 1 of the château in 2023, Gas boiler replaced in 2023.

Translated with DeepL.com (free version)

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

NOTES