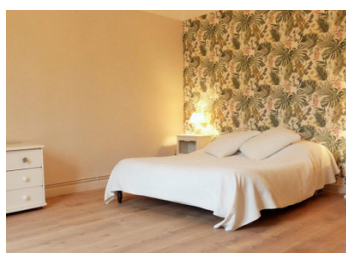
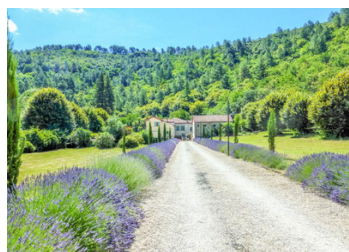


17thC riverside château. A successful gites, yoga retreat and event business with a spacious owners house.



## INFORMATION

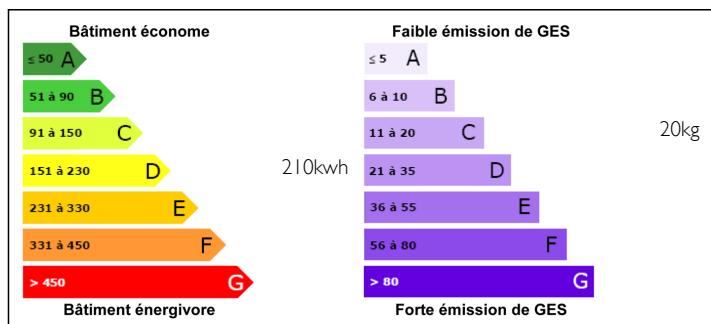
Town:	Branoux-les-Taillades
Department:	Gard
Bed:	17
Bath:	11
Floor:	850 m2
Plot Size:	23770 m2



## IN BRIEF

The château is set in its own valley with over two and a half hectares (6 acres) of parkland bordered by the river Gardon and in the midst of wonderful, abundant wildlife with the beautiful and popular lakes of Camboux just 2km away. Close by are the wild Cévennes mountains and the rivers of the Tarn, Ardeche and Cèze with their wide range of attractions. To the south are the wine growing regions of the Languedoc and, within 90 minutes, the beaches of the Mediterranean. It is just a five-minute drive to the nearest town with shops and twice-weekly market and the lively town of Ales with its full range of shops and facilities is 15 minutes away. Mediaeval Uzès, Roman Nîmes and vibrant Montpellier are all within easy reach. International airports at Nîmes, Montpellier and Marseilles are accessible and there...

## ENERGY - DPE



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.



## NOTES

## DESCRIPTION

This is a rare opportunity. The château is a thriving tourism enterprise with high quality gites and yoga retreats and great potential to develop a wedding/events business, study centre etc.

This is uniquely paired with an elegant and spacious home. It offers the real possibility for a complete lifestyle change. Alternatively, it would provide a spectacular base in one of the most unspoiled but accessible areas of France for a large family or for a business.

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.

Arriving at the property across a little bridge over the river Gardon, you enter through iron gates and approach the château via a long gravel drive lined with lavender. This opens out into a wide, gravelled area accessing the stone paved central courtyard in which there is a pretty carved stone basin into which a spring runs. From here the park and gardens stretch down to the river laid out with lawns and established trees over a hundred years old.

The main entrance doors in the beautiful 19th Century...