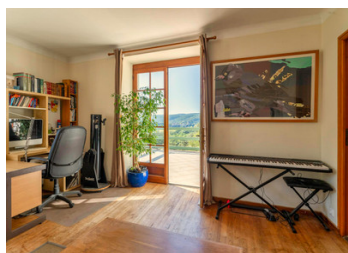


Historical Provençal Estate; 18th century main home & six additional dwellings. Large pool, private gardens.



## INFORMATION

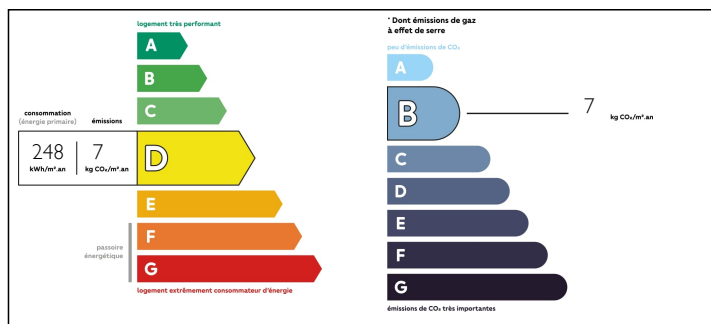
Town:	Montclus
Department:	Gard
Bed:	10
Bath:	7
Floor:	347 m2
Plot Size:	31 105 m2



## IN BRIEF

A truly unique estate overlooking the wonderful village of Montclus – nominated one of the “plus beaux villages de France”. This exceptional estate offers an unparalleled blend of charm and opportunity. Sprawling across over three hectares of Provençal terrain, this property boasts seven unique and individually styled dwellings, presenting a myriad of possibilities to its fortunate owner. Enhancing its allure are a host of premium amenities, including a luxurious heated 12-meter swimming pool that beckons relaxation and recreation amidst stunning natural surroundings. Recent upgrades such as newly installed solar panels not only contribute to sustainability but also underscore the estate's commitment to modern efficiency. Discover a lifestyle of unparalleled beauty and versatility at this extraordinary estate overlooking Montclus, where every detail speaks to the essence of luxury living.

## 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.



## LOCAL TAXES

**Taxe foncière: 2310 EUR**

## NOTES

## DESCRIPTION

Inside, the accommodations are meticulously appointed, showcasing a harmonious fusion of contemporary comforts and timeless elegance, ensuring residents and guests alike experience the epitome of refined living.

Encompassing 3.1 hectares (7.7 acres) of landscaped gardens, orchards and terraces, the estate provides ample space for outdoor living and entertaining. There is a large private off-road car park for guests as well as dedicated covered parking for the owners beside the main house.

Additional unrestored space in one of the old outbuildings offers further potential to add to this exceptional property if required. There are numerous outdoor seating areas and private terraces, inviting all who live and stay there a wealth of choice where to unwind and enjoy the Mediterranean climate to the full.

The property is conveniently located near local markets, including picturesque Barjac (10km) as well as supermarkets and shops, high quality restaurants, cultural and natural attractions, providing residents with easy access to the best of Provence. Popular destinations such as Avignon, Uzès and Arles are all within easy reach. The property is served by four airports and Avignon TGV train station. More locally, a new train station in nearby Bagnols-sur-Cèze offers the opportunity to arrive by public transport.

Stone house 183.9m<sup>2</sup>, with the main rooms;

- Ground floor - kitchen 14.4m<sup>2</sup>, living room 25.2m<sup>2</sup>
- 1st floor - 4 bedrooms; 17.9m<sup>2</sup>, 10.3m<sup>2</sup>, 13.8m<sup>2</sup> and 27.4m<sup>2</sup>
- Two shower rooms and separate WC

Six independent dwellings, three of which are in the same 87.57m<sup>2</sup> annexe

- Accommodation; 1: 87.52m<sup>2</sup> - 2: 28.09m<sup>2</sup> -...