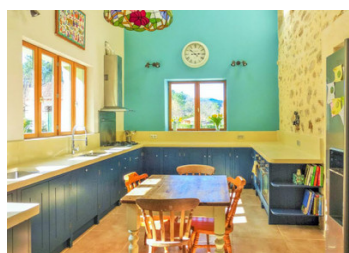
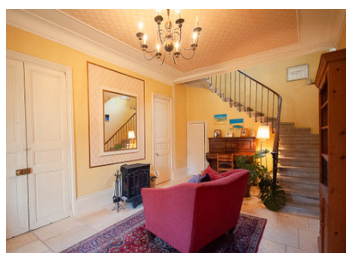
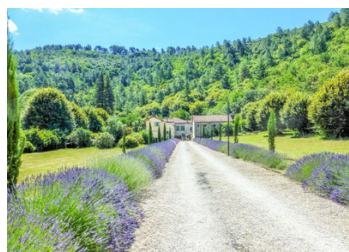


Exceptional riverside estate & hospitality business near the Cévennes.

EXCLUSIVE



## INFORMATION

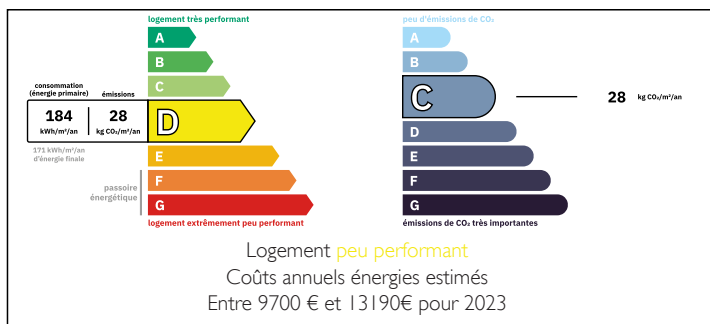
|             |          |
|-------------|----------|
| Town:       | Alès     |
| Department: | Gard     |
| Bed:        | 19       |
| Bath:       | 11       |
| Floor:      | 700 m2   |
| Plot Size:  | 23770 m2 |

## IN BRIEF

Set in a secluded valley at the gateway to the Cévennes National Park, this exceptional riverside estate combines historic charm, established tourism activity, and remarkable lifestyle potential in a beautiful natural setting. Surrounded by woodland, rolling hills, and the clear waters of the River Gardon, the restored property dates back to 1640 and retains its authentic stone architecture and timeless character.

Ideally located just 5 minutes from a village with shops and twice-weekly market, and 15 minutes from lively Alès. Medieval Uzès is (50km), Roman town Nîmes (65km), and vibrant Montpellier (90km) are all within easy reach, with convenient access to airports and TGV connections to Paris in around 3 hrs. Excellent rail connections are available, including a local station within walking distance.

## 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

The estate extends across approximately 2.4 hectares (6 acres) of landscaped grounds bordered by the River Gardon and surrounded by wooded hillsides rich in wildlife and natural beauty.

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.

Accessed via a small bridge crossing the river, the property is approached through wrought iron gates and a long lavender-lined driveway leading to the château's elegant central courtyard with its original stone fountain fed by a natural spring.

The château itself combines historic elegance with modern comfort. The main residence features:

- An impressive entrance hall with sweeping stone staircase
- A beautiful reception room with moulded ceilings, marble fireplace, and river views
- A high-quality renovated kitchen with bespoke cabinetry, premium appliances, and wood-burning stove
- Multiple bedrooms and guest suites with en-suite bathrooms
- Magnificent views over the gardens, river, and surrounding countryside

The main entrance doors within the beautiful 19th-century façade overlook the gardens and river. Sweeping stone steps lead into an impressive entrance hall (18 m<sup>2</sup>) with an iron-balustraded stone staircase rising to the upper floor. To the right of the hall, double doors open into the principal...