LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47358DIH07 Price: 1 250 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (1 200 000 EUR without fees)

Unique 11th-century château in South Ardèche with pool, B&B, gîte(s) & 4,000m







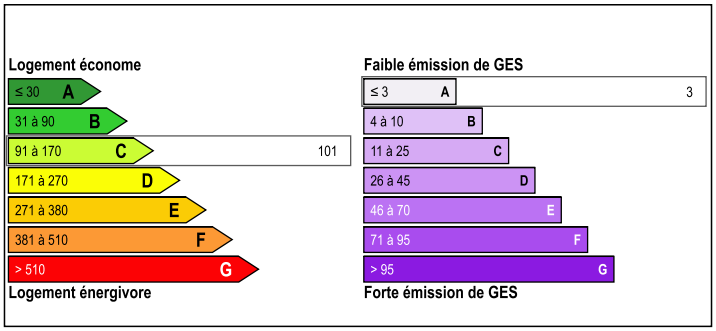








ENERGY - DPE



INFORMATION

Town:	Ucel
Department:	Ardèche
Bed:	7
Bath:	7
Floor:	370 m2
Plot Size:	4000 m2

IN BRIEF

Exceptional 11th-Century Château in South Ardèche – ~450 m² Living Space – 4,000 m² Plot

A rare chance to own a fully restored historical estate set on a dramatic rocky outcrop near Aubenas. Blending 11th-century character with modern luxury, this ~450 m² château offers an extraordinary lifestyle alongside immediate business potential via 4 self-contained rental units and private owner's quarters.

 Interior: Characterful kitchen (30 m²), lounge, dining room, 4 turnkey guest accommodations, wine cellars, garage.

 Outdoors: Private swimming pool set in the rocks, multiple panoramic terraces, and a 4,000 m² plot.

 Bonus: A separate house with a garden ready to renovate, offering significant potential to extend the living space.

An iconic property offering history, views, and revenue potential.

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.

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LOCAL TAXES

Taxe foncière:	**2465 EUR**

NOTES

DESCRIPTION

For Sale: Unique 11th-Century Château Set in a Spectacular Location in the South Ardèche

Approx. 450 m² living space | 4,000 m² plot | Private pool | Excellent business/rental potential

A rare opportunity to acquire a breathtaking, fully restored historical estate. Perched on a dramatic rocky outcrop in one of the most sought-after villages of the South Ardèche (near Aubenas), Château d'Ucel blends 11th-century grandeur with modern comfort. Offering approximately 450 m² of living space, a generous 4,000 m² plot, and a separate house ready for renovation, this property provides outstanding potential to combine luxury living with a high-end hospitality business.

Investment Opportunity & Guest Accommodation Layout

The château has been thoughtfully designed to ensure complete privacy for both owners and guests. It currently features four fully self-contained rental units:

 Self-Contained Gîte (Garden Level): Sleeps 2, featuring a private terrace and independent entrance.

 Family Suite (1st Floor): Spacious accommodation for up to 6 guests, offering three bedrooms and private bathroom facilities.

 Guest Suite (Ground Floor): Complete with private bathroom facilities, direct access from the inner courtyard, and a lockable connecting door to the room above.

 Tower / Panorama Room: Accessed via a characterful stone exterior staircase. Offers a generous private area, dedicated bathroom, panoramic valley views, and an internal staircase leading to the lower room.

 Owner's Private Quarters: A charming master bedroom with en-suite bathroom and space to install a private kitchen and lounge area, allowing you to retreat in complete peace during the guest season.

Spacious Living Areas...