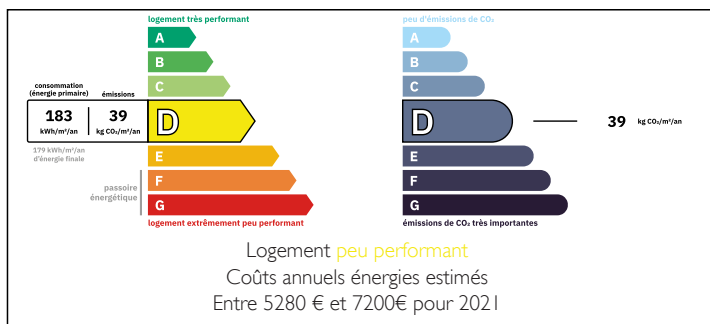


Grand historic estate with panoramic views, garden and swimming pool

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Durfort-et-Saint-Martin-de-S
Department:	Sossenac Gard
Bed:	12
Bath:	9
Floor:	780 m2
Plot Size:	2684 m2

IN BRIEF

Château Neuf in Durfort-et-Saint-Martin-de-Sossenac – an exceptional stone built property ideal for family living and a wealth of business opportunities. The property offered for sale comprises the great majority of historic Château Neuf.

Discreetly situated in the very centre of the historic village of Durfort-et-Saint-Martin-de-Sossenac, Leggett immobilier present a lovely fully renovated property offering approximately 780 m² of accommodation. Its scale and privacy are unusual for such a central village location.

The property includes 12 bedrooms, several impressive reception rooms, independent guest accommodation, a professional kitchen, an artist's studio, extensive ancillary spaces, established gardens with a variety of trees and a heated, outdoor swimming pool. Parking for 8 vehicles.

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: 1800 EUR

NOTES

DESCRIPTION

Château Neuf is more than a name. Built in the 16th century, as Durfort-et-Saint-Martin-de-Sossenac developed beyond its medieval Château Vieux, the property formed part of the former seigneurial estate. On 3 June 1704, during the final and turbulent phase of the Camisard War, representatives of the Crown met Camisard leaders in the property's garden in an unsuccessful attempt to end the conflict. As a seigneurial estate, its outbuildings (now the gîte) once housed a dairy and wine making "cuves".

This unique property is particularly suitable for a large family, multi generational living, or owners wishing to combine their private home with separate guest accommodation or other hosting activities.

The property is sold with a large proportion of the furniture.

The property can be understood through three defining ideas:

LIVE

The main residence is currently the owners' home. Its generous salons, reception rooms, bedrooms and large terrace offer the space for family life, entertaining and privacy within a remarkable historic setting. The garden and heated swimming pool extend that living space outdoors.

HOST

The west wing has been used as a 3 bedroomed guest accommodation and provides an established starting point for a new owner. With its separate living space and bedrooms, it could continue in that role or form part of a wider hospitality project.

Subject to the buyer's intended use, the property could accommodate:

A boutique guest house or holiday rentals.

Retreats, seminars and residential courses.