LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48247DIV30

Price: 1 360 000 EUR

agency fees to be paid by the seller

**An exclusive early 19th-century château set in 4.6-hectare grounds in the south of France**

## INFORMATION

| | |
|---|---|
| Town: | Saint-Ambroix |
| Department: | Gard |
| Bed: | 9 |
| Bath: | 5 |
| Floor: | 370 m2 |
| Plot Size: | 46000 m2 |

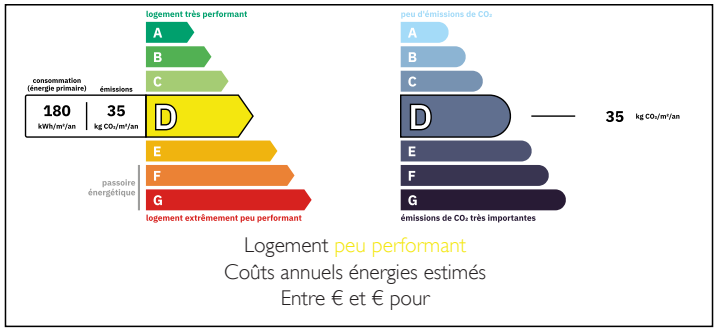
## IN BRIEF

This charming early 19th-century château, built by a general from the Napoleonic era, is situated in Saint-Ambroix in the Gard, near Provence and the Ardèche.

The property offers approximately 370 m² of living space, comprising 12 rooms, including 9 bedrooms and 5 bathrooms, spread over three floors. The walled grounds, covering 4.6 hectares, feature a beautiful park with centuries-old trees, a bamboo garden, a former orchard and direct access to the River Cèze.

Further highlights include the indoor swimming pool beneath a conservatory and the impressive orangery of approximately 200 m², ideal for hosting events or a potential tourism project. Renovations were carried out in 2022, including double-glazed wooden windows and a biogas boiler.

## 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

## NOTES

## DESCRIPTION

EXCLUSIVE HISTORIC CASTLE IN SOUTHERN FRANCE

An exceptional 4.6-hectare estate on the banks of the Cèze

Some properties make a lasting impression. Others tell a story.

In the sun-drenched countryside of the Gard, near Provence and the Ardèche, this remarkable historic château dating from the early 19th century awaits a new owner. Built by a general from the Napoleonic era, this elegant residence exudes history, authenticity and timeless grandeur.

Tucked away behind the walls of a private estate spanning no less than 4.6 hectares, an exceptional living environment unfolds, where centuries-old trees, a romantic orchard, a lush bamboo garden and the banks of the River Cèze combine to form an idyllic setting.

With approximately 370 m² of living space, 9 bedrooms, 5 bathrooms, an indoor swimming pool and an impressive orangery of approximately 200 m², this property offers a rare combination of historic charm, space and versatility.Timeless elegance and authentic materials

Behind the characterful façade lies a warm and harmonious interior, spread over three storeys. The spacious central reception hall, measuring approximately 35 m², forms the heart of the castle and offers a charming view through to the terraces and the leafy park.

The drawing rooms, dining room and kitchen flow seamlessly into one another, inviting you to enjoy long dinners, cosy evenings by the fireside and unforgettable moments with family and friends.

Original terracotta floors, traditional flagstones and