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Listed castle set in 2 acres of land near Uzès in Gard

Uzès , Gard , Occitanie



€1,970,000

inc. of agency fees

9 Beds 7 Baths 850 sqm 7800 sqm

Listed chateau with grounds between Uzès and Nîmes situated in the heart of a charming village between Uzès and Nîmes.

At a Glance

Reference MFH-TCM2965
Bed 9
Land 7800 sqm

Near to Nîmes
Bath 7
Pool Yes

Price €1,970,000
Hab.Space 850 sqm
Land Tax N/A

Property Description

Nestled in a quaint and charming village, situated between the historic towns of Uzès and Nîmes, this exquisite listed château with its sprawling grounds is an absolute gem. This property is a perfect place to call home, offering a unique blend of history, luxury, and comfort.

The picturesque village location is a dream come true for anyone who values peace, tranquility, and a high

quality of life. The château is set amidst beautifully landscaped gardens spanning over 7,800 square meters, which are impeccably maintained and feature a stunning swimming pool and a fascinating maze. The gardens are a true oasis of calm, providing a perfect place to unwind and relax.

The château itself is a work of art, spanning three levels and boasting approximately 1000 sqm of living space. The grand, sweeping staircase is the centerpiece of the château and is truly breathtaking. The interior of the château is a perfect blend of elegance, charm, and modern amenities, with spacious rooms, high ceilings, and large windows that allow plenty of natural light to flood in.

Accommodation in the Castle

On the Ground floor

- Each room on this level has access to the garden
- A first vaulted kitchen opens onto an outdoor area
- A large bedroom with vaulted ceilings, mouldings and cement tiles
- A second bedroom is in the tower.
- A room currently used as an artist's studio could be converted into a bedroom.
- A further bedroom, with its bathroom, could be used as an independent flat.
- The wine cellar is also on this level.

On the first floor

- The dining room, with its vaulted ceiling at a height of 3.30 metres
- A large, bright kitchen adjoins this room.
- There are also four bedrooms on this level
- And a games room/cinema room
- Opposite the dining room, a lounge of more than 50 sqm; offers generous volumes
- A library with a marble fireplace, parquet flooring and wooden ceiling
- The master bedroom features a blend of antique and modern features, with a glazed bathroom.

On the second floor

The top floor offers great potential for conversion, with the possibility of creating five bedrooms and a bathroom.

Additional Information

- To the east of the château, an independent building of around 80 sqm used as a creative space, houses a bedroom with en-suite shower room
- All the electricity, plumbing and heating have been redone.

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

And Before You Ask

Exposure:	South
Heating System:	Central heating (oil)
Currently lived in:	Yes
Condition of Roof:	Very good condition
Property Tax:	€7500.00

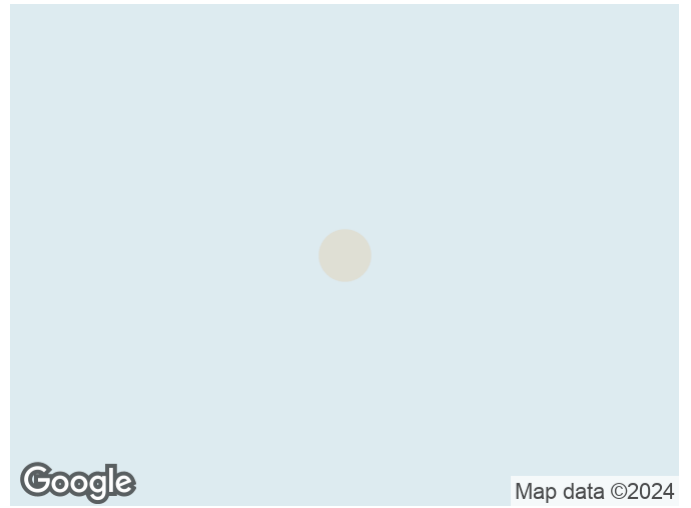
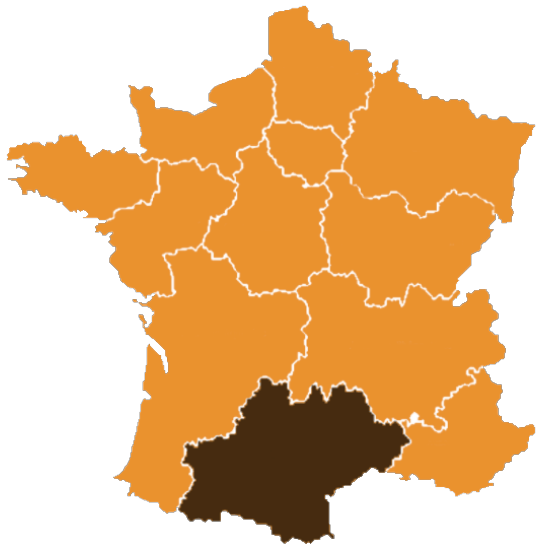
Summary

Property type:	Chateau
Bedrooms:	9
New Home?	No
Bathrooms	7
Price	€1,970,000

Key Information

Internal Area:	850 sqm
Land Area:	7800 sqm
How many Outbuildings:	2
Number of Fireplaces:	3
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes
Has Alarm	Yes

Location: Occitanie



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