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## Large 400 ha Domaine with a Historical Château in Occitanie (VIRTUAL)

Vers-Pont-du-Gard , Gard , Occitanie



# €9,900,000

inc. of agency fees

10 Beds   5 Baths   1676 sqm   400 ha

Rare Domaine with a Historical French Château and a 400 Hectares Estate Fit for Kings for sale near Pont du Gard in Occitanie in southern France.

### At a Glance

**Reference** MFH-MSA64351

**Near to** Avignon

**Price** €9,900,000

**Bed** 10

**Bath** 5

**Hab.Space** 1676 sqm

**Land** 400 ha

**Pool** Yes

**Land Tax** N/A

### Property Description

For sale in the southern region of France, in Occitanie, is this rare domain consisting of a historical French château with a 400 hectare estate fit for kings, located near Pont du Gard. The estate includes a famous castle which hosted many historical figures over the centuries since its construction. Charles IX and Catherine de Medici, Richelieu and King Louis XIII are among the notable figures who have stayed on this property.

The stone castle, which measures 1676 sqm, consists of two adjoining wings and a residential building known as "the Fortified Templar Farm". Additionally, on another part of the estate is the Magnanerie, which includes a residential building called "the former farm", a mill and its bief, an 18th century chapel entirely painted by Georges Desvallières, a cellar and its abandoned cellars, a cooler, a small chapel near the Gardon, bread-oven, greenhouses, orangery, swimming pool, catacombs and beautiful French gardens.

This unique Domaine is ideally located just 30 minutes from major cultural cities such as Nîmes and Avignon, one hour from Marseille Marignane airport, and one hour from the TGV station of Aix-en-Provence which makes Paris just a short two-hour train ride away.

## THE DOMAINE & CHATEAU

- The Château with two wings - 1676 sqm living area
- La ferme Templière - habitation - 890 sqm living area
- silk farm
- old stables 900 sqm
- orangery
- chapel with all its walls painted by George Devallières - 200 sqm
- Stone cooler
- wine cellar with winery to restore
- swimming pool
- catacomb

## French Gardens Outside

- park with old trees
- French gardens
- woods
- fields
- private entrance shared with the Pont du Gard, famous roman bridge and to go to the property, you have to go under one of the Roman Arches

## Additional Information

- The property needs to be restored. An amazing opportunity, and a large scale project.
- extra photos available on request
- POF + letter of intent prior to visits

## Access to the Château

- Avignon and Nimes at 30 minutes
- an hour from Marseille and Montpellier airports
- small aeroport at Avignon for private and internal flights (30 mins)
- an hour from TGV station and Paris in two hours

***A rare opportunity for lovers of heritage, history and nature.***

To learn more about how to buy this historic estate, please visit [our complete chateau buyer's guide](#).

## Environment & Surroundings

Public Transport? ✓

Mountain View? ✓

## And Before You Ask

Exposure: South

Needs

Condition: upgrading  
and  
modernising

Heating System: East

Reason for selling: Other

Condition of Roof: Good  
condition

Drainage: Septic tank  
needs  
updating

## Summary

Property type:	Chateau
Bedrooms:	10
New Home?	No
Bathrooms	5
Price	€9,900,000

## Key Information

Year Built:	1100
Internal Area:	1676 sqm
Land Area:	400 ha

### Property Features:

- Historical monument
- next to the Pont du Gard
- close to amenities
- Richelieu and Catherine de Medicis stayed in the castle
- Lovely garden and park
- many outbuildings to develop

Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes

**Location: Occitanie**



## Gallery









As Featured in



Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at **[bonjour@my-french-house.com](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://www.my-french-house.com)**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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