



MAGNIFICENT INDEPENDANT PART OF THE CHATEAU FROM 18TH CENTURY FOR SALE NEAR QUISSAC.

MAGNIFICENT
INDEPENDANT PART OF
THE CHATEAU FROM
18TH CENTURY FOR SALE
NEAR QUISSAC....



PROPERTY FACT FILE	
REFERENCE	A30422RSI30
PRICE	€ 1,195,000 £ 1,010,408* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	4
ACCOMMODATION	592 m ²
LAND	2400 m ²
TOWN	Quissac
DEPARTMENT	Gard
LOCATION	Village property
TYPE	Maison de Vacances, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



MAGNIFICENT
INDEPENDANT PART OF
THE CHATEAU FROM
18TH CENTURY FOR SALE
NEAR QUISSAC....

Ref : A30422RSI30

Between the Mediterranean and Cévennes is nestled this magnificent 18th-century castle, offering more than 590 m² of living space. Situated in a very quiet environment with fully grown trees and singing birds, it is close to a town with all amenities.

DESCRIPTIF

The main entrance is accessible via the south-facing private courtyard with a very spacious garage (former stable) of 80 m², accommodating at least 3 cars.

The ground floor offers:

- Entrance
- Fully equipped kitchen
- Pantry room
- Dining room
- Living room with a fireplace and entrance to the garden with fully grown trees, a small fountain, and an old pigeon house with a small atelier
- 1st bedroom with bathroom (bath)
- Toilet

On the 1st floor:

- Office
- 2nd bedroom
- Bathroom with toilet and bath
- Terrace
- 3rd bedroom with fireplace
- 4th bedroom with fireplace
- Bathroom with bath
- Toilet
- Laundry room

On the 2nd floor:

- 2 more bedrooms
- Atelier
- Spacious attic for storage or further development

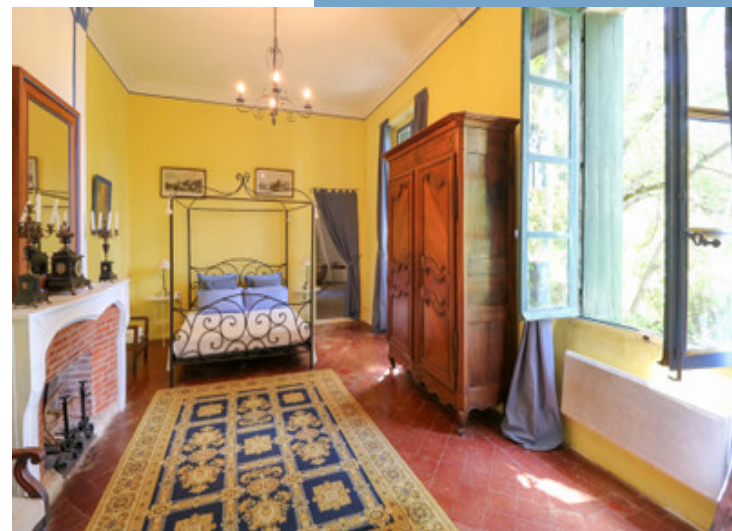
Additionally, the property includes a 60 m² independent guest house with a kitchen, which could be rented out with regular income.

The castle is surrounded by 20 hectares of land in co-ownership with five other owners and includes an olive grove, a furnished outbuilding (former guardian's house), and an outdoor relaxation area with a 25 m x 6 m swimming pool.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30422RSI30>

COMPLETE FILE AND PHOTO ON REQUEST

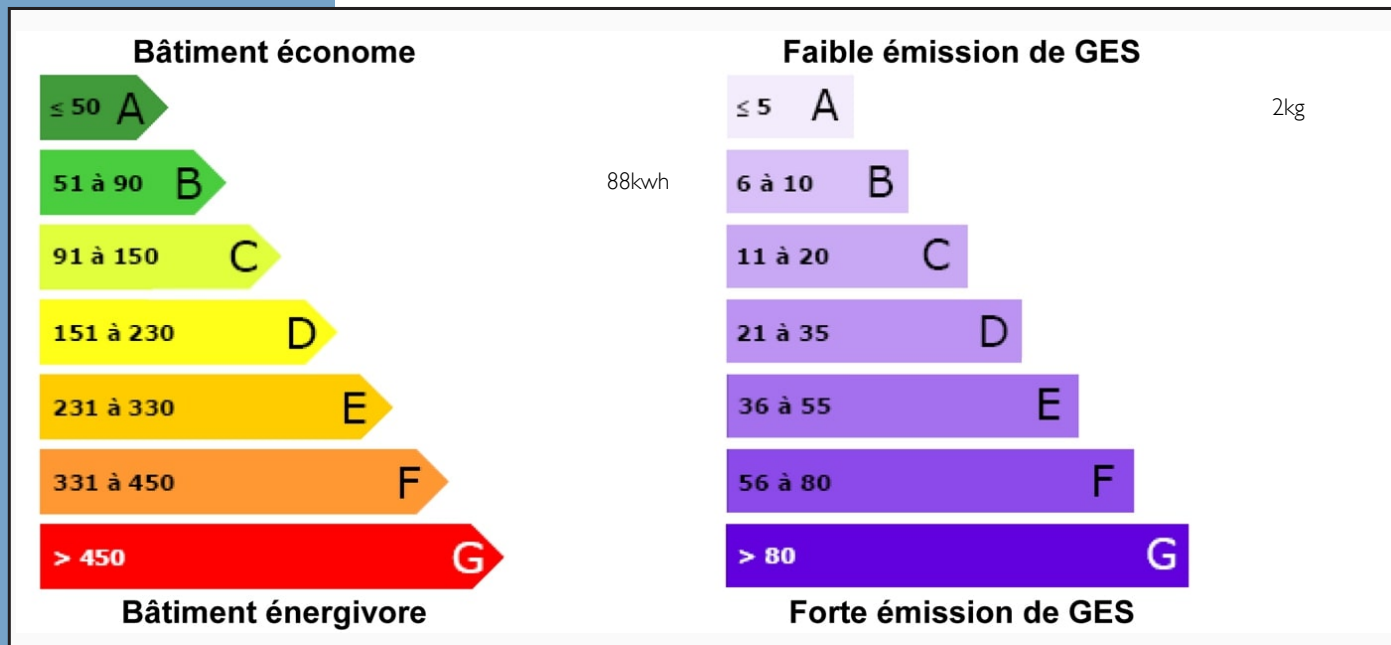


MAGNIFICENT INDEPENDANT
PART OF THE CHATEAU
FROM 18TH CENTURY FOR
SALE NEAR QUISSAC....

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A30422RSI30

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A30422RSI30
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr