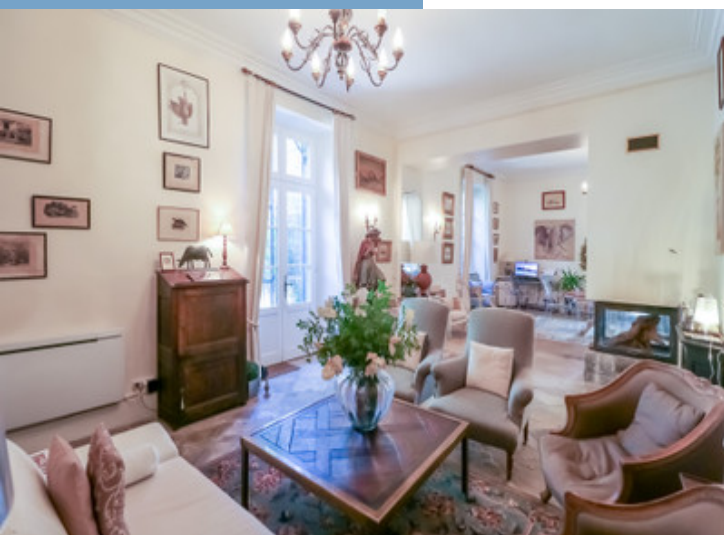




MAGNIFICENT INDEPENDANT PART OF THE  
CHATEAU FROM 18TH CENTURY FOR SALE NEAR  
QUISSAC.

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



PROPERTY FACT FILE	
REFERENCE	A30422RSI30
PRICE	€ 1,045,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	4
ACCOMMODATION	592 m²
LAND	2400 m²
TOWN	Quissac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





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 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup> independent guest house with a kitchen, which could be rented out with regular income.

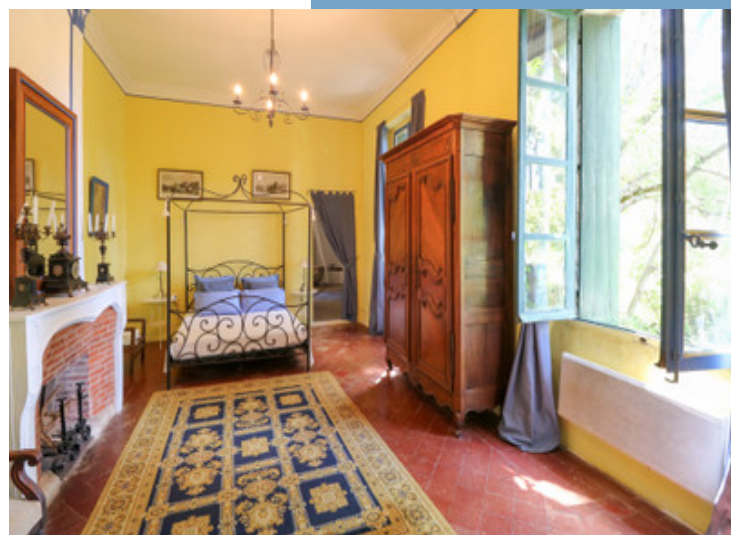
The castle is surrounded by 20 hectares of land in co-ownership with five other owners and includes an olive grove, a furnished outbuilding (former guardian's house), and an outdoor relaxation area with a 25 m x 6 m swimming pool.

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More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



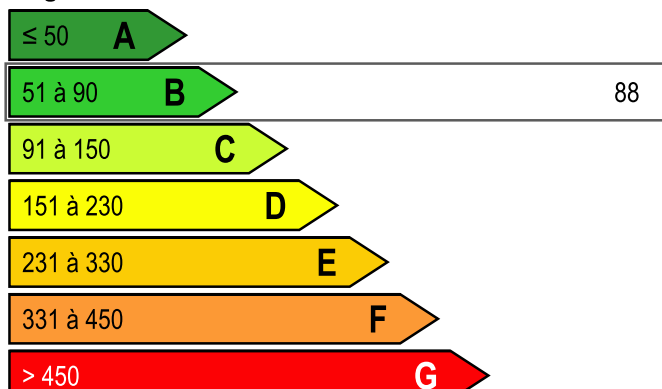
MAGNIFICENT INDEPENDANT  
PART OF THE CHATEAU  
FROM 18TH CENTURY FOR  
SALE NEAR QUISSAC....

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

Ref : A30422RSI30

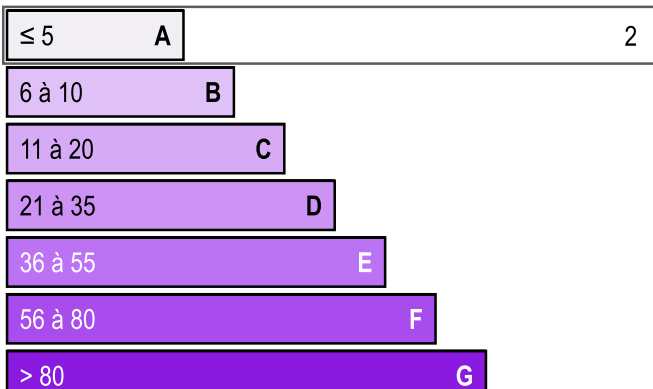
## ENERGIE-DPE

### Logement économe



### Logement énergivore

### Faible émission de GES



### Forte émission de GES

## NOTICE

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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

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