



SAINT-JEAN-DE-MARUÉJOLS - GARD - CASTLE WITH 2 GITES, A LARGE PRIVATE AREA AND SWIMMING POOL

SAINT-JEAN-DE-MARUÉJOLS - GARD - CASTLE WITH 2 GITES, A LARGE PRIVATE AREA AND SWIMMING POOL...



PROPERTY FACT FILE	
REFERENCE	A39933DIV30
PRICE	€ 950,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	14
BATHROOM	6
ACCOMMODATION	657 m ²
LAND	148924 m ²
TOWN	Saint-Jean-de-Maruéjols-et-Avéjan
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, Gite Complex
CONDITION	To be renovated, Habitable
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	



- Great business potential
- 2 Gites
- Swimming pool
-
-

SAINT-JEAN-DE-MARUÉJO
LS - GARD - CASTLE WITH
2 GITES, A LARGE PRIVATE
AREA AND SWIMMING
POOL...

Ref : A39933DIV30

This magnificent castle offers great commercial potential and can be developed further. It is located in a very peaceful green area.

DESCRIPTION

This exceptional property is located between Barjac and Saint-Ambroix, in the north of the Gard department. The château offers 657 m² of living space.

The history of this castle dates back to the 14th century. It served as an inn for travelling merchants and a place of trade. In 1514, the Ribeyrol family was elevated to the nobility and decided to rename the house 'castle'. The castle was enlarged and, since the early 17th century, has had a U-shape (its current form). The ground floor comprises several living areas.

Right wing:

2 bedrooms (17 m² and 31 m²)

Bathroom

35 m² lounge

Living room/kitchen 42 m²

Living room/lounge 39 m²

Study 15 m²

Games room 18 m²

Entrance hall 20 m²

Kitchen 40 m²

Multifunctional room 20 m²

Left wing

2 cellars (51 m² and 13 m²)

Workshop 55 m²

Chapel 18 m²

First floor

Right wing

Small gîte accessible via the tower staircase, comprising 2 bedrooms (17 m²) - bathroom (9 m²) and lounge with kitchen area (18 m²)

There are also 6 bedrooms and 1 bathroom

Left wing

Large gîte with 4 bedrooms and 3 bathrooms. 2 bedrooms have en-suite bathrooms. A large living room (42 m²) with open kitchen

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39933DIV30>

COMPLETE FILE AND PHOTO ON REQUEST

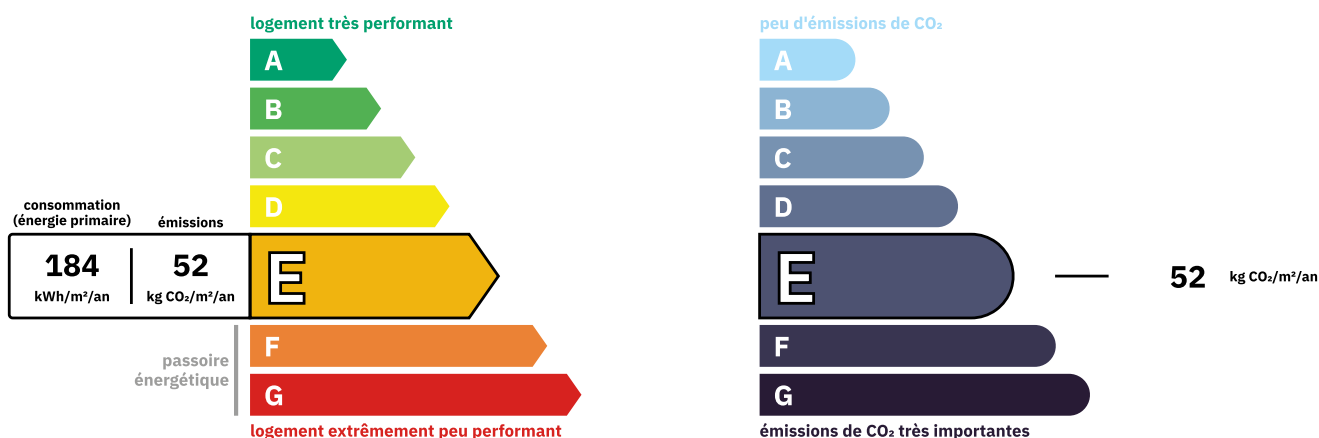


SAINT-JEAN-DE-MARUÉJOLS -
GARD - CASTLE WITH 2 GITES
A LARGE PRIVATE AREA AND
SWIMMING POOL...

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

Ref : A39933DIV30

ENERGIE-DPE



Property **Energy consuming**
Estimated annual energy costs
between 14500 € and 19670€ for 2023

NOTICE

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

1: 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 : A39933DIV30
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