



UNIQUE 11TH-CENTURY CHÂTEAU IN SOUTH ARDÈCHE WITH POOL, B&B, GÎTE(S) & 4,000M

UNIQUE 11TH-CENTURY
CHÂTEAU IN SOUTH
ARDÈCHE WITH POOL,
B&B, GÎTE(S) & 4,000M...



PROPERTY FACT FILE	
REFERENCE	A47358DIH07
PRICE	€ 1,250,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (1 200 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	7
ACCOMMODATION	370 m ²
LAND	4000 m ²
TOWN	Ucel
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Private parking
*Price based on current exchange rate which is subject to change	



- Fully restored 11th-century château
- 4 turnkey gîtes & guest rooms
- Private pool on rocks with scenic view
- Separate house with garden to renovate
- Prime South Ardèche location (4,000m²)

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Exceptional 11th-Century Château in South Ardèche – ~450 m²
Living Space – 4,000 m² Plot

A rare chance to own a fully restored historical estate set on a dramatic rocky outcrop near Aubenas. Blending 11th-century character with modern luxury, this ~450 m² château offers an

DESCRIPTION

For Sale: Unique 11th-Century Château Set in a Spectacular Location in the South Ardèche

Approx. 450 m² living space | 4,000 m² plot | Private pool | Excellent business/rental potential

A rare opportunity to acquire a breathtaking, fully restored historical estate. Perched on a dramatic rocky outcrop in one of the most sought-after villages of the South Ardèche (near Aubenas), Château d'Ucel blends 11th-century grandeur with modern comfort. Offering approximately 450 m² of living space, a generous 4,000 m² plot, and a separate house ready for renovation, this property provides outstanding potential to combine luxury living with a high-end hospitality business.

Investment Opportunity & Guest Accommodation Layout

The château has been thoughtfully designed to ensure complete privacy for both owners and guests. It currently features four fully self-contained rental units:

▣ Self-Contained Gîte (Garden Level): Sleeps 2, featuring a private terrace and independent entrance.

▣ Family Suite (1st Floor): Spacious accommodation for up to 6 guests, offering three bedrooms and private bathroom facilities.

▣ Guest Suite (Ground Floor): Complete with private bathroom facilities, direct access from the inner courtyard, and a lockable connecting door to the room above.

▣ Tower / Panorama Room: Accessed via a characterful stone exterior staircase. Offers a generous private area, dedicated bathroom, panoramic valley views, and an internal staircase leading to the lower room...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A47358DIH07>

COMPLETE FILE AND PHOTO ON REQUEST

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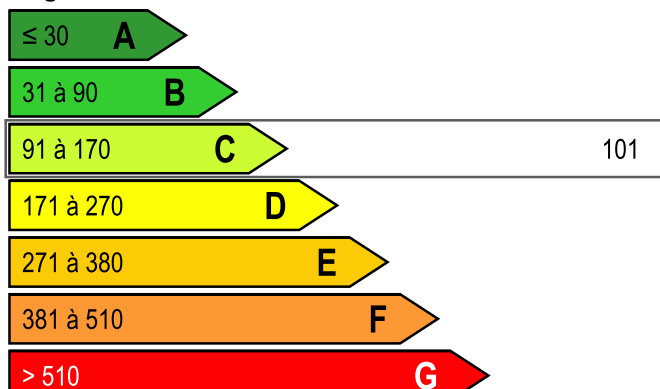
UNIQUE 17TH-CENTURY
CHÂTEAU IN SOUTH
ARDÈCHE WITH POOL, B&B,
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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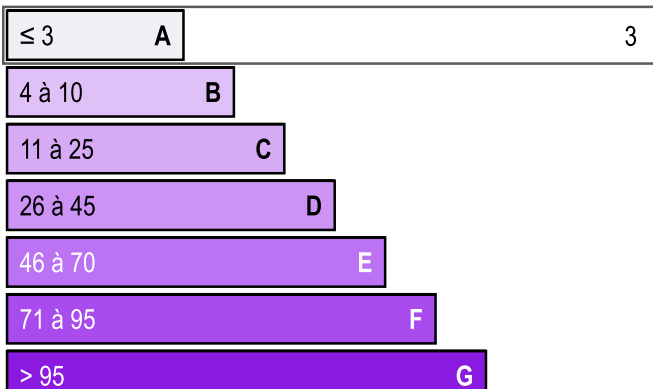
ENERGIE-DPE

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NOTICE

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

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CONTACT

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AND PHOTOS
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