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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
Bed 10
Land 400 ha

Near to Avignon
Bath 5
Pool Yes

Price €9,900,000
Hab.Space 1676 sqm
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 Nîmes 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

This is an incredibly rare opportunity in a stunning environment, full of history and with enormous potential for the right restoration project.

[Contact us](#) to receive extra images for this rare historic project or to arrange a visit.

Environment & Surroundings

Public Transport?	✓
Mountain View?	✓

And Before You Ask

Exposure:	South
Condition:	Needs 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

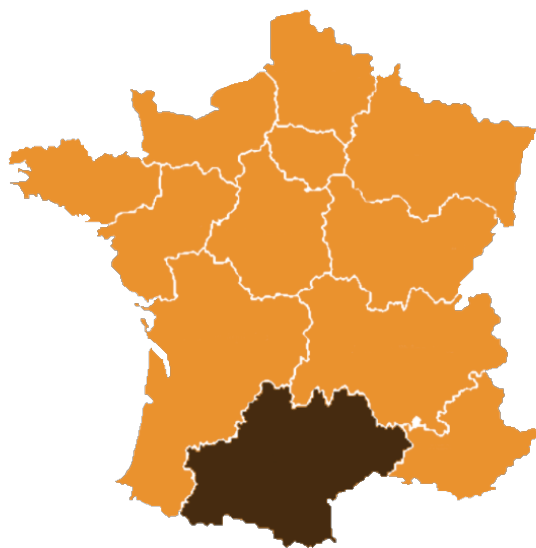
Year Built:	1100
Internal Area:	1676 sqm
Land Area:	400 ha

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



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