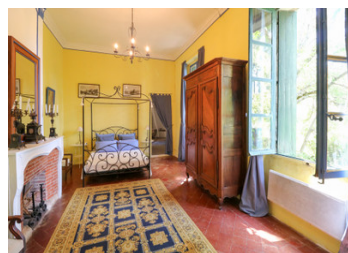


Magnificent independant part of the chateau from 18th century for sale near Quissac.



INFORMATION

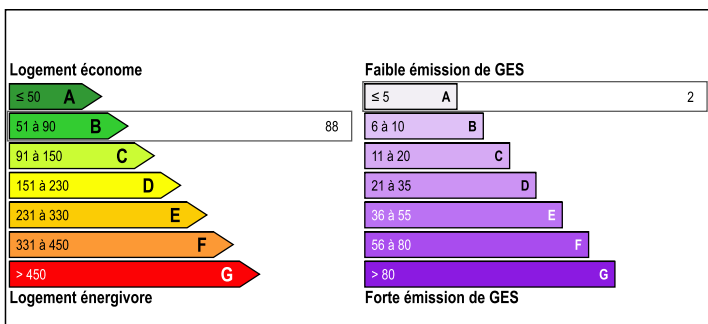
Town:	Quissac
Department:	Gard
Bed:	8
Bath:	4
Floor:	592 m2
Plot Size:	2400 m2

IN BRIEF

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.

A rare opportunity for an independent and very private part of one wing of the castle is ideal for a primary residence or a second home. The property is very charming and beautifully decorated with real style. The house has been renovated over the years with double-glazed windows and efficient modern electric heaters. Inside, you will be seduced by an extremely warm atmosphere, with large and elegant living rooms and high ceilings.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

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.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: **3194 EUR**

Taxe habitation: **EUR**

NOTES