

Exceptional 36ha Estate with history, views & nature.



INFORMATION

Town:	Sauve
Department:	Gard
Bed:	11
Bath:	5
Floor:	1200 m2
Plot Size:	366000 m2



IN BRIEF

This remarkable property enjoys a commanding position with no overlooking neighbors, surrounded by preserved countryside and rolling landscapes. The setting offers absolute tranquility while remaining accessible.

Only 1hr from Montpellier and close to an authentic and charming town, the estate is just 10 minutes from all daily amenities. The region is known for its rivers, hiking circuits, and unspoiled Mediterranean nature. A private, maintained hiking loop crosses the property and connects directly to surrounding trails, offering exceptional outdoor living.

This rare domain combines heritage, space, and nature in a peaceful yet strategic location, ideal for a private residence, hospitality project, or retreat.

ENERGY - DPE

DPE not required.

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

Originally built in 1640 and transformed over centuries, the main residence offers approx. 1,200 m² of living space over several levels, inspired by Tuscan architecture. A major structural and aesthetic renovation was completed in the 1980s–1990s.

The main building offers on the ground floor (approx. 345 m²)

- Central entrance hall
- Main kitchen
- Main reception room (105 m²) with fire place
- Second, more intimate lounge (21 m²)
- Library (29 m²)
- Multipurpose room (37 m²)
- Additional garden-facing salon (48 m²)
- Various annex spaces

On the first floor (approx. 231 m²)

- 7 bedrooms
- 2 master suites (31 m² and 29 m²), each with private bathroom
- 3 bedrooms (14 m², 16 m², 19 m²) with an access to private terrace overlooking patio with Italian fountain
- Large children's bedroom (29 m²)
- Office
- Dressing room
- 2 additional shower rooms

LOCAL TAXES

Taxe habitation: EUR

NOTES

Independent Apartment

- Located in a stone building overlooking the valley and connected to the main house.

- Covered 82 m² terrace
- Large living room (91 m²) with exposed beams
- Open mezzanine (approx. 50 m²)

Wine cellar (123 m²)

- Formerly used for wine and breeding
- Original elements preserved
- Convertible according to needs
- 230 m² vaulted stone underground storage cellar

Caretaker's House (approx. 70 m²)