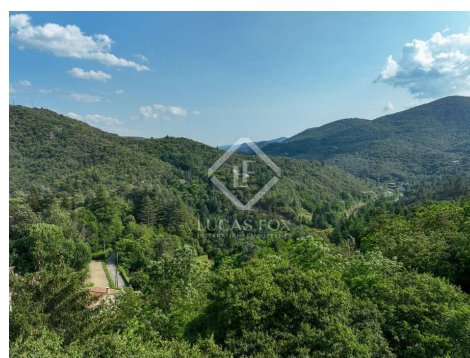
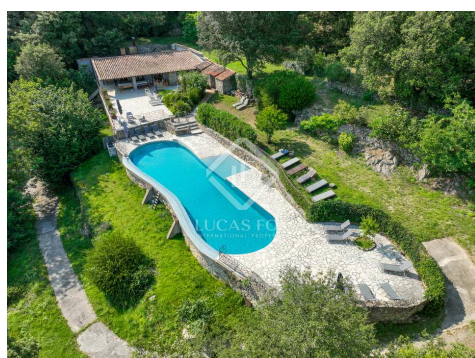
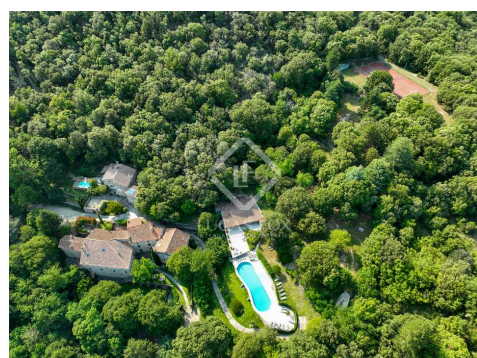


€1,575,000 Country house - For sale - Exclusive listing

30 Bedroom country house with 170,000m² garden for sale in Montpellier, France

France » Montpellier » 34000

30	20	1,600m²	170,000m²	500m²	170,000m²
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



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OVERVIEW

Near Ganges, Cévennes castle of 1600 m² on 17 ha of land (France)

Exclusive to Lucas Fox International Properties, north of Montpellier, in the Cévennes mountains near Mont Aigoual, we present to you an old, fully restored 17th century castle, located on almost 17 hectares of land and forests. From the top of its mountain, this 1600 m² property enjoys a breathtaking view of the valley and the hinterland. The places are composed as follows:

- A 1,100 m² castle with 9 apartments with a capacity of 65 people per night, a visitor reception area with games room/library, a meeting room, an office with an adjoining apartment for staff, a relaxation area with spa and sauna, a nightclub in the convertible basement, a massage parlor, and several laundry rooms necessary for the operation of the estate. The castle square is quite remarkable with its century-old trees at the edge of a pool from which a natural source of drinking water flows: a place conducive to yoga and rest.

- An independent house of 200 m² with its own heated swimming pool, overlooking nature. On the ground floor, there is a large living room with equipped kitchen, 2 laundry rooms, and a bedroom under a veranda. On the first floor, the house offers a master suite with its bathroom as well as a third bedroom with its private bathroom. In addition, below the house, two cellars serve as workshops.

- Two independent apartments for a capacity of 4 people, each with its own bathroom.

- A 160 m² reception room with its professional kitchen ideal for caterers and for preparing guest meals. The space underneath houses more than 80 m² of laundry rooms and a gym. In front of the reception room, the solarium has a 20 x 5 m heated infinity pool with a breathtaking view of the horizon, bordered by vast terraces and wooded gardens.

The property has a source of drinking water, a tennis court, a volleyball/badminton court, a bowling alley, ping-pong tables, a solarium, private access to a hiking trail, two outdoor car parks, and horizontal terraces that can be converted for the installation of vegetable gardens.



lucasfox.com/go/mon45947

Mountain views, Terrace, Swimming Pool, Heated swimming pool, Garden, Tennis court, Spa, Jacuzzi, Gym, Wooden flooring, Period features, Period Building, Natural light, Parking, Views, Utility room, Tourist License, Storage room, Service entrance, Renovated, Playroom, Playground, Pet-friendly, Panoramic view, Open kitchen, Library, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Beauty salon

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It is served by one of the most beautiful roads in the Cévennes which runs along the rivers and ancestral hamlets. Many activities are at your disposal around the estate: canoeing, swimming in the pure waters of the Cévennes (Vis waterfall), hiking trails, cave of the demoiselles in Saint-Bauzille-de-Putois, visit to the wine estate , ski resort at Mont Aigoual, hiking at the Navacelles cirque, etc.

The entire estate is sold furnished. Transmission of a portfolio of contacts such as: maintenance staff, local producers, caterers, etc.

Only a few minutes from the rivers, 15 minutes from Vigan, 1 hour from Montpellier, 1 hour 15 minutes from train stations and Montpellier Méditerranée airport. A school bus stop is located in front of the property.

Information on the risks to which this property is exposed is available on the Géorisks website: www.georisks.gouv.fr.

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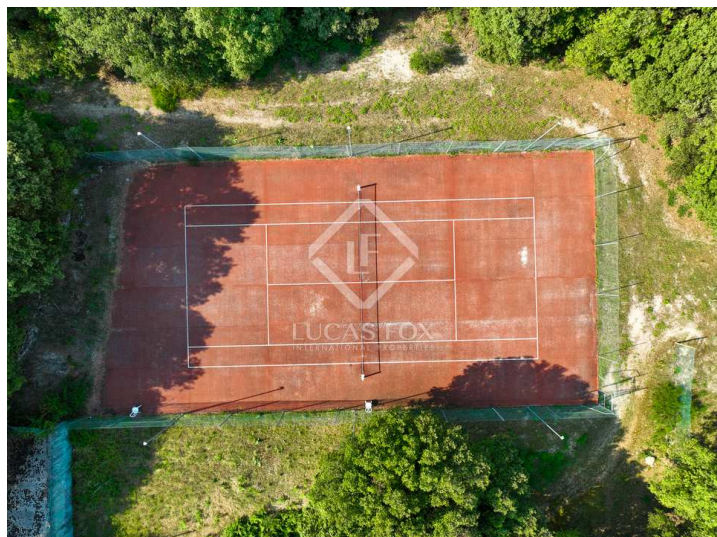
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