

Saint-Jean-De-Maruéjols - GARD - Castle with 2 gites, a large private area and swimming pool

EXCLUSIVE



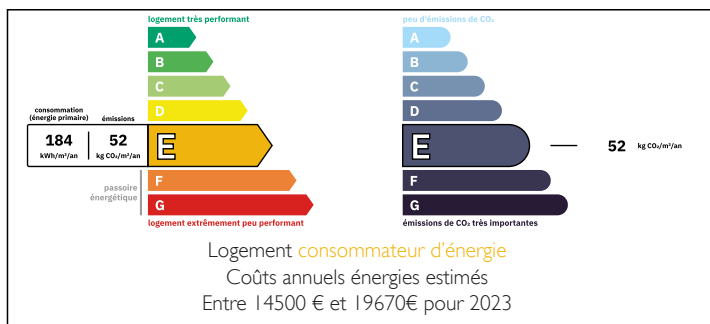
INFORMATION

Town:	Saint-Jean-de-Maruéjols-et-A
Department:	veyran Gard
Bed:	14
Bath:	6
Floor:	657 m2
Plot Size:	148924 m2

IN BRIEF

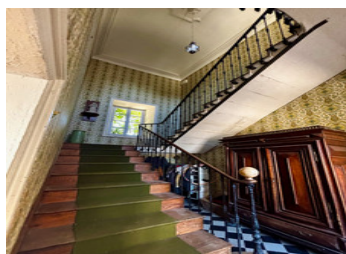
This magnificent castle offers great commercial potential and can be developed further. It is located in a very peaceful green area.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This exceptional property is located between Barjac and Saint-Ambroix, in the north of the Gard department.

The château offers 657 m² of living space.

The history of this castle dates back to the 14th century. It served as an inn for travelling merchants and a place of trade.

In 1514, the Ribeyrol family was elevated to the nobility and decided to rename the house 'castle'. The castle was enlarged and, since the early 17th century, has had a U-shape (its current form). The ground floor comprises several living areas.

Right wing:

2 bedrooms (17 m² and 31 m²)

Bathroom

35 m² lounge

Living room/kitchen 42 m²

Living room/lounge 39 m²

Study 15 m²

Games room 18 m²

Entrance hall 20 m²

Kitchen 40 m²

Multifunctional room 20 m²

Left wing

2 cellars (51 m² and 13 m²)

Workshop 55 m²

Chapel 18 m²

First floor

Right wing

Small gîte accessible via the tower staircase, comprising 2 bedrooms (17 m²) - bathroom (9 m²) and lounge with kitchen area (18 m²)

There are also 6 bedrooms and 1 bathroom

Left wing

Large gîte with 4 bedrooms and 3 bathrooms. 2 bedrooms have en-suite bathrooms. A large living room (42 m²) with open kitchen gives direct access