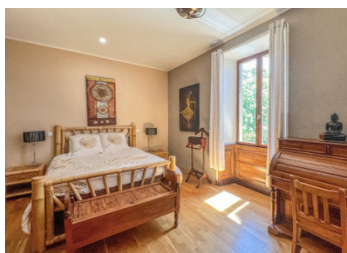


Exceptional 17th Century Convent, Chapel & Hotel Complex in the Heart of Historic Barjac.



INFORMATION

Town:	Barjac
Department:	Gard
Bed:	17
Bath:	17
Floor:	2000 m2
Plot Size:	7800 m2



IN BRIEF

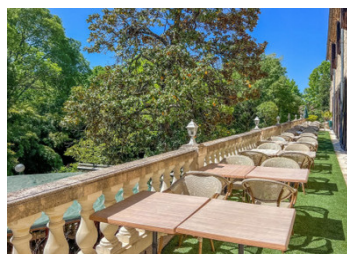
Located in the heart of the beautiful Renaissance village of Barjac, this remarkable former Capuchin convent occupies an exceptional position just steps from the famous market square. Barjac is one of the Gard's most sought-after tourist destinations, perfectly positioned between the Cévennes National Park, the Ardèche Gorges, Uzès and the Mediterranean coast. The village is renowned for its weekly market, lively cafés, restaurants and internationally recognised antique fairs held twice a year, attracting visitors from across Europe. Rich in history and architectural heritage, Barjac offers an exceptional quality of life while benefiting from year-round tourism. This unique property represents a rare opportunity to acquire one of the region's most iconic historic buildings with outstanding commercial, hospitality and event potential.

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

Richard Singer of Leggett Immobilier International is delighted to present this exceptional property, a magnificent 17th-century former Capuchin convent and chapel, carefully restored and transformed into an impressive hotel and restaurant complex while preserving its remarkable architectural character and historical significance.

Occupying approximately 2,000 m² over four levels, this unique property combines exceptional heritage with an outstanding commercial opportunity. The sale concerns the buildings only, with the existing business assets and goodwill to be negotiated separately.

The garden level opens directly onto the beautifully landscaped grounds and offers an impressive 100 m² vaulted reception hall, a 54 m² dance hall, a 120 m² terrace, professional kitchen, workshop, storage areas and a bar/office.

Within the gardens is a second fully equipped restaurant with its own professional kitchen and attractive Balinese and Thai-inspired dining areas, offering seating for approximately 400 guests indoors and 600 guests outdoors, making the property perfectly suited for weddings, conferences, private functions and large-scale events.

The principal entrance opens onto an extraordinary 37-metre vaulted corridor, leading to a second spectacular 100 m² reception room, reception office and breakfast area. The original Capuchin kitchen has been beautifully preserved with many authentic period features. A magnificent 600 m² terrace extends from this level overlooking the gardens.

Accommodation currently comprises:

- 6 hotel bedrooms, including:
 - o 3 Superior rooms with bath and shower
 - o 3 Standard rooms with shower
- 7 self-contained apartments, consisting of:
 - o 2 duplex apartments with independent entrances
 - o 3 newly created apartments on the upper floor

NOTES