

1 890 000 €

Contact agency

Styles

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For sale castle

22 rooms

Surface : 607 m²

Surface of the land : 20000 m²

Features :

POOL, fireplace, Laundry room

10 bedroom

15 parkings

2 cellars

Energy class (dpe) : D

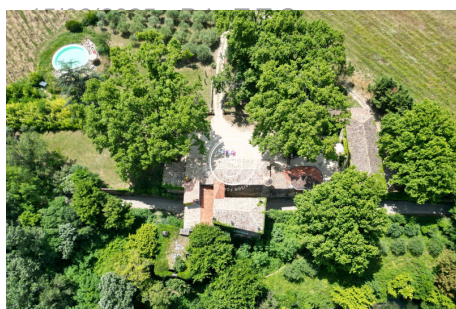
Emission of greenhouse gases (ges) : E

Document non contractuel



### Castle 3978 Uzès

A romantic castle nestled in the heart of Western Provence. Between the iconic towns of Uzès, Avignon, and Orange, this exceptional property is nestled in a natural setting of rare beauty, bathed in the mild and luminous climate of the Mediterranean. The song of the cicadas, the golden light of the South, the surrounding olive trees: everything here exudes authentic Provence. Just 45 minutes from Avignon TGV station and 15 minutes from the motorway, the property enjoys remarkable accessibility while offering absolute tranquility. Behind a majestic façade, protected by Virginia creeper, lies an intimate courtyard sheltered by century-old trees. At the rear, a former 14th-century mill borders the river, along with its own private beach, offering a bucolic space of great poetry. This 17th-century castle, with over 600 m² of living space (excluding the top floor to be renovated and the mill to be completely renovated), was partly restored in 2022 (garden level, 1st floor, adjoining farmhouse). Extended in the 19th century, it harmoniously combines historic character and modern amenities. It offers 5 reception rooms on the ground floor, as well as a private chapel, a catering area that could become a beautiful kitchen, and guest toilets. On the first floor, 8 bedrooms and several bathrooms, a kitchen, and on the second floor, 11 rooms that could be renovated in their current volumes or easily opened up. Various annexes ideally complement the castle, including:



An independent, air-conditioned... conducive to relaxation and conviviality. This castle is ideal for both family life and a venue project (weddings, receptions, seminars). Thanks to recent renovations—roofing, electrical, parquet floors, and limewashing—it combines historic elegance with modern comfort. This is a rare opportunity to acquire an iconic property, full of character and potential. A place where heritage, nature, and the art of living meet, in the heart of one of the most beautiful regions of France. Whether you are looking

for a prestigious residence, a family home, or a high-end hospitality project, this  
château is ready to write a new chapter in its history... with you. DPE second house:  
305 kWh/m<sup>2</sup>/year and 9 kg CO<sub>2</sub>/m<sup>2</sup>/year  
Fees and charges :  
1 890 000 € fees included