



Luxury 10 Bed Domaine de La Quiquier Estate for Sale in Goudargues Le Gard France



Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	https://esalesinternational.com

Hirdetés részletei

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Elhelyezkedés

Ország:	France
Irányítószám:	30630
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Leírás:

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Goudargues

Le Gard

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An Unrivalled Sanctuary: 1,000-Acre Luxury Estate in the Heart of Occitanie

Nestled at the crossroads of history and untamed nature, this unique luxury private estate offers a rare opportunity to own a piece of the French countryside that is as expansive as it is prestigious. Spanning the



municipalities of Goudargues and Lussan, just north of the celebrated 'Duchy' city of Uzès, this property is a masterclass in privacy, heritage, and Mediterranean lifestyle. Whether envisioned as a sprawling family compound or a high-end commercial venture, the estate is a sanctuary of over 1,000 acres (400+ hectares) of pristine parkland and ancient forest.

A Landscape of Geological and Historical Wonders

To step onto this estate is to step into a world where nature remains entirely unspoiled. The sheer scale of the land ensures absolute tranquility, free from any visual or noise disturbance. The topography is nothing short of dramatic, featuring some of the Gard department's most iconic natural landmarks. Within the boundaries or at the immediate periphery, you will find the awe-inspiring Merderis Canyon, the majestic Rock of Paillon, and the limestone gorges known as The Concluses.

Adding to its mystique is the Menhir of Lussan (the Pierre Plantée), a sentinel of history classified as a French historical heritage site. This Neolithic monument stands as a testament to the thousands of years of human history that have unfolded in this landscape. For the outdoor enthusiast or the naturalist, the property offers a private playground for high-quality hunting, hiking, and mountain biking across a network of private trails.

The Historic 'Mas': 15th-Century Soul Meets Modern Luxury

At the heart of the estate lies the traditional Mas, a classic Provençal farmhouse complex whose foundations date back to the 15th century, with significant expansions added through the 18th century. The architecture is quintessential to the region: honey-colored local stone, thick walls for natural climate control, and a layout composed of several interconnected buildings. These structures are centered around a large, fully enclosed inner courtyard, creating a private Mediterranean 'oasis' that serves as the social heartbeat of the home.

The living quarters have been meticulously updated to offer modern luxury without sacrificing their historic character. The Mas currently features:

- * Accommodations: Six spacious suites and two additional bedrooms, designed for comfort and privacy.
- * Wellness & Spa: A comprehensive wellness wing including a sauna, two hot tubs (jacuzzis), and a dedicated fitness room.
- * Aquatics: A main swimming pool for summer lounging and two counter-wave pools for athletic training.
- * Entertainment: A sophisticated lounge bar and a dedicated wine-tasting area, perfect for sampling the region's famous Côtes du Rhône and Languedoc vintages.
- * Outdoor Leisure: Professional-grade walking paths and a traditional area for la pétanque, the quintessential sport of the South.

Agricultural Bounty and Commercial Potential

Beyond its residential charms, the estate is a productive landscape. More than 20 hectares (approx. 50 acres) are dedicated to truffle-producing oak trees, a 'black gold' investment that is synonymous with the



Gard's culinary heritage. The grounds also feature flourishing fruit orchards and olive groves, providing a true 'farm-to-table' experience for the owner and guests alike.

The versatility of this property makes it a prime candidate for a variety of commercial exploits. Given its scale, privacy, and historical backdrop, it is perfectly suited for:

- * Boutique Hospitality: A luxury guesthouse or 'chambre d'hôtes' for an international clientele.
- * Events: A premier venue for high-end weddings, corporate retreats, or wellness intensives.
- * The Arts: A breathtaking location for concerts or a versatile set for movie and fashion film productions.

Prime Location and Connectivity

While the estate offers total seclusion, it remains exceptionally well-connected to the best of Southern France. The Mediterranean coast is just a one-hour drive away, allowing for day trips to the sea. The cultural riches of Uzès, the Roman heritage of Nîmes, and the Papal history of Avignon are all within easy reach.

For international travel, the property is strategically positioned near three major airports:

- * Nîmes-Alès-Camargue-Cévennes (FNI): The closest hub for regional and European flights.
- * Montpellier-Méditerranée (MPL): Offering a broad range of domestic and international connections.
- * Marseille Provence (MRS): A major international gateway reachable in approximately 90 minutes.

A Turnkey Opportunity

The asking price of 5,400,000 euros represents an extraordinary value for an estate of this magnitude. To ensure a seamless transition for the new owner, the sale is fully inclusive. This includes all high-quality furniture within the Mas and the full suite of maintenance machinery—including tractors, buggies, and specialized tools—required to manage a 1,000-acre domain.

This is more than a real estate purchase; it is the acquisition of a legacy.

ABOUT THE AREA

Often called the 'Venice of the Gard,' Goudargues is a picturesque village tucked away in the Cèze Valley of southern France. Its most defining feature is the central canal, which is shaded by century-old plane trees and lined with vibrant café terraces and restaurants. This man-made waterway, originally engineered by Benedictine monks in the 12th century, lends the village a refreshing, tranquil atmosphere that is particularly sought after during the warm summer months.

The village's history is deeply rooted in its monastic past, having grown around a Benedictine abbey founded in the 9th century. Visitors can still explore the Church of Notre Dame Saint Michel, which retains elements of its original Romanesque architecture, and the former abbey's chapter house, which now serves as a cultural hub for exhibitions and concerts. Another local landmark is the 19th-century lavoir (public washhouse), complete with a famous bronze frog that, according to local legend, brings



good luck to those who stroke it.

For those who enjoy the outdoors, Goudargues serves as an ideal base for exploring the rugged beauty of the Gard and Ardèche regions. The Cèze River offers opportunities for swimming, canoeing, and fishing, while the surrounding landscape is crisscrossed with hiking and cycling trails that lead to nearby 'plus beaux villages' (most beautiful villages) like Montclus and La Roque-sur-Cèze. On Wednesday mornings, the village comes alive with a traditional Provençal market, where local producers sell honey, olives, and Côtes du Rhône wines.

Regarding travel, the nearest airport to Goudargues is Nîmes-Alès-Camargue-Cévennes Airport (FNI), located approximately 48 kilometers (30 miles) to the south. While Nîmes is the closest, many international travelers also use Avignon-Provence Airport (AVN), which is about 50 kilometers away, or the much larger Marseille Provence Airport (MRS), situated roughly 125 kilometers (78 miles) from the village and offering a wider range of international connections.

MAiN FEATURES:

- * 1000m² of living space
- * 4250000 m² plot
- * 10 Bedrooms
- * 12 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Pool
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Gyakori

Hálósobák:	10
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