



## Chateau du Fraissinet Country Estate for Sale in Branoux les Taillades Occitanie France



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,716,738.46

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Branoux-les-Taillades
Cap:	30110
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### Descrizione:

Chateau du Fraissinet Country Estate for Sale in Branoux les Taillades Occitanie France

Esales Property ID: es5554917

Chateau du Fraissinet

Le Fraissinet, 30110 Branoux-les-Taillades, France

Chateau du Fraissinet: A Premier Country Estate in Occitanie, France

Nestled in the picturesque commune of Branoux-les-Taillades, within the sun-drenched Mediterranean basin of Southern France, the Chateau du Fraissinet presents a rare opportunity to acquire a versatile and expansive riverside estate. This magnificent property is not merely a residence but a multifaceted investment, currently thriving as a successful holiday center and ecology field station, while offering the potential to be reimaged as a majestic private family compound.



## Extensive Accommodation and Layout

The estate is designed to accommodate large groups or extended families with ease, boasting a total of 22 bedrooms, 14 bathrooms, and 22 beds. The living quarters are intelligently distributed across three distinct residential components:

- \* The Main House: A grand 5-bedroom residence serving as the heart of the estate.
- \* Independent Apartments: Six self-contained units perfect for holiday rentals, guest lodging, or multi-generational living.
- \* The Guardian Cottage: A charming 3-bedroom cottage currently undergoing refurbishment, ideal for staff housing or additional rental inventory.

The layout provides a perfect balance of communal gathering spaces and private retreats, ensuring comfort even when the estate is at full capacity.

## Grounds and Natural Beauty

The estate sits on a significant plot where manicured elegance meets wild nature. To the front, mature gardens offer a serene setting for outdoor relaxation. To the rear, the property is bordered by a lush private forest, providing a natural sound barrier and a haven for local wildlife.

Water is a central theme of the property; a river flows alongside the estate, and a private water source on-site provides sustainable irrigation. For those with a green thumb, a large potager (kitchen garden) allows for 'farm-to-table' living, perfectly suited for the region's productive climate.

## Exceptional Amenities and Infrastructure

The outdoor lifestyle is further enhanced by a large swimming pool and a spacious covered terrace, perfect for dining al fresco regardless of the weather. Practicality is well-addressed with parking facilities for numerous vehicles, making it ideal for hosting events or commercial tourism operations.

Technically, the chateau is fully modernized to meet 21st-century demands:

- \* Connectivity: High-speed Fibre internet is connected, essential for remote work or guest satisfaction.
- \* Utilities: The property features 3-phase electricity, mains water, and mains drainage—a significant advantage for a rural French estate of this size.

## Future Potential and Development

One of the most compelling aspects of Chateau du Fraissinet is its local planning status. The current regulations allow for further tourism development, providing the new owners with a clear path to expand the commercial footprint of the estate. Whether you envision an upscale boutique hotel, an expanded eco-retreat, or a prestigious educational center, the framework is already in place.

The property is situated approximately 75 minutes from Nîmes Alès Camargue Cévennes Airport (FNI)



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and roughly 1 hour and 45 minutes from Montpellier–Méditerranée Airport (MPL), ensuring accessible transit for international guests and residents alike.

For a deeper dive into the floor plans, high-resolution galleries, and history, visit the owners' official website at [chateau-du-fraissinet.net](http://chateau-du-fraissinet.net).

## ABOUT THE AREA

Branoux-les-Taillades is a picturesque and tranquil commune situated in the Gard department of the Occitanie region in southern France. Nestled on the eastern edge of the Cévennes National Park, the village is characterized by its dramatic topography, where rugged schist mountains meet lush, narrow valleys. Historically, the area was deeply connected to the coal mining industry of the Alès basin, but today it is better known as a peaceful retreat for those looking to immerse themselves in the 'green lungs' of France.

The commune is unique in its layout, consisting of several scattered hamlets and the two main centers of Branoux and Les Taillades. This fragmentation provides a wonderful sense of privacy and space, with many properties offering breathtaking views of the Gardon d'Alès river and the surrounding chestnut forests. Life here moves at a slower pace, centered around outdoor activities such as hiking, river swimming, and exploring the ancient stone architecture that defines the Cévennes landscape.

Culturally, Branoux-les-Taillades serves as an excellent base for exploring the rich heritage of Occitanie. It is located just a short drive from the city of Alès, often called the 'Capital of the Cévennes,' which provides all modern amenities, markets, and cultural festivals. The region is also famous for its Protestant history and the 'Camisards' resistance, with numerous museums and historical trails nearby that tell the story of the area's resilient spirit.

The nearest airport is Nîmes–Alès–Camargue–Cévennes Airport (FNI), located approximately 65 kilometers (40 miles) to the south, which is about an hour's drive. For a wider range of international connections, Montpellier–Méditerranée Airport (MPL) is roughly 100 kilometers (62 miles) away, typically reachable in about an hour and 20 minutes via the N106 and A9 motorways.

## MAiN FEATURES:

- \* 900m<sup>2</sup> of living space
- \* 23400m<sup>2</sup> plot
- \* 22 Bedrooms
- \* 14 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* 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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## **Comune**

Camere da letto:	22
Bagni:	14
Finito piedi quadrati:	900 mq
Dimensione del lotto:	23400 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.036.066

