

French Character Homes

...belles demeures dans le sud ouest

A Historic Chateau with two Towers & Elevated Views towards the Pyrénées



€ 845,000 fai

FCH518

The origins of this chateau date back to the 14th century, when it served as a stately home to a French Aristocratic family. The ground and first floors were added in the 18th century, and the 19th century saw the addition of the final floor and the two towers. The chateau was sadly abandoned and consequently suffered several years of gentle decline before it was 'rescued' by its current owners, who have lovingly rejuvenated this historic building whilst maintaining its period character.

Accommodation is provided over four floors; the tower to the rear of the chateau houses an **impressive circular staircase**, which serves each floor. The **Lower Ground Floor** comprises of a snug sitting room; the original Chateau kitchen; a rear kitchen; a utility room; two storerooms and an office / laboratory. The **Upper Ground Floor** comprises of a wide entrance hallway running the entire width of the building. To the left is the summer sitting room, which leads into the winter sitting room. To the right of the entrance hallway is the formal dining hall, which leads into the service area where there is a small kitchenette, a cloakroom and the original service staircase leading to the basement. The **First Floor** offers the Master bedroom suite with a large dressing room and a shower room plus five double guest bedrooms, four of which face south with views of the Pyrénées. The **Second Floor** covers an area of approximately 250m² and could be converted into additional accommodation.

Although classified as a Chateau, the property has a **wonderful homely feel**, from the country style kitchen in the basement to the several formal and informal reception rooms and individually styled bedrooms; this is a home made to feel comfortable above all.

Benefitting from a **dominant** position over-looking its 1.

Property Details : FCH518 - € 845,000

ACCOMMODATION SUMMARY

Habitable Space : 1000 m² No of Rooms Total : 11

No. Reception Rooms : 6 No. of Bedrooms : 6

Bathrooms : 1 Shower Rooms : 2

W.Cs : 3 Utility Room : Yes

Tax Fonciere : € 0.00

Heating Method : Wood (Electric in some rooms)

Hot Water Method : Electric

SITUATION

Secteur : Aquitaine Location : 10 mins from Historic City of Pau; one hour to both the Ski Slopes and Atlantic Beaches

Orientation : South View : Pyrenees & Countryside

CONSTRUCTION

Year : 16th, 17th & 18th Centuries Type : Residential

Roof : Good Condition Condition : Restored / Habitable

ACCOMMODATION DETAILS

Basement

Restoration Laboratory (70 m²) Workshop (39 m²)

Wood Store (16 m²) Informal Sitting Room (20 m²)

Original Chateau Kitchen (65 m²)

Ground Floor

Entrance Hallway (27 m²) Summer Sitting Room (46 m²)

Winter Sitting Room (46 m²) Dining Hall (48 m²)

Service Area : Breakfast Room (27 m²) Service Area : Cloakroom (3.1 m²)

Service Area : Guest Cloakroom an (34 m²) Semi-Landing :Utility / Ironing Area / Small Offic (m²)

First Floor

Master Suite : Bedroom 1 (48 m²) Master Suite : Shower Room (m²)

Master Suite : Dressing Room (32 m²) Bedroom 2 (35 m²)

Bedroom 3 (35 m²) Bedroom 4 (35 m²)

Bedroom 5 (20 m²) Bedroom 6 (15 m²)

Guest Shower Room (10 m²)

Second Floor

Second Floor to Convert (250 m²)

SERVICES

Tele / ADSL : Yes / 2Mbs Drainage : Mains

Water Supply : Mains Electricity : Mains

GROUNDS

Land Area : 16705 m² Boundary : Fenced

Terrace : Yes Garden Well : No

Garage : No Car Port :

Swimming Pool : Small Plunge pool

Outbuildings :

GITE / OUTBUILDING DESCRIPTION

ATTIC - 250m2 to be developed with full head height

For Further Information, please contact.

Document non-contractuel Mandat 1709 518

Joanne Davey

French Character Homes

French Character Homes

Telephone: +33 (0)5 59 12 28 13

Mobile: +33 (0)6 77 70 21 98

Email: sales@frenchcharacterhomes.com

Web : www.frenchcharacterhomes.com

R.C.S. PAU: 514275239 N° TVA : FR86514275239
Carte Transaction Immobilière CPI 6402 2017 000 019 047
délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris