

# French Character Homes

...belles demeures dans le sud ouest

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



€ 945,000 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 250m<sup>2</sup> 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 - € 945,000

### ACCOMMODATION SUMMARY

Habitable Space : 1000 m<sup>2</sup>      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 m<sup>2</sup>)      Workshop (39 m<sup>2</sup>)

Wood Store (16 m<sup>2</sup>)      Informal Sitting Room (20 m<sup>2</sup>)

Original Chateau Kitchen (65 m<sup>2</sup>)

#### Ground Floor

Entrance Hallway (27 m<sup>2</sup>)      Summer Sitting Room (46 m<sup>2</sup>)

Winter Sitting Room (46 m<sup>2</sup>)      Dining Hall (48 m<sup>2</sup>)

Service Area : Breakfast Room (27 m<sup>2</sup>)      Service Area : Cloakroom (3.1 m<sup>2</sup>)

Service Area : Guest Cloakroom an (34 m<sup>2</sup>)      Semi-Landing :Utility / Ironing Area / Small Offic ( m<sup>2</sup>)

#### First Floor

Master Suite : Bedroom 1 (48 m<sup>2</sup>)      Master Suite : Shower Room ( m<sup>2</sup>)

Master Suite : Dressing Room (32 m<sup>2</sup>)      Bedroom 2 (35 m<sup>2</sup>)

Bedroom 3 (35 m<sup>2</sup>)      Bedroom 4 (35 m<sup>2</sup>)

Bedroom 5 (20 m<sup>2</sup>)      Bedroom 6 (15 m<sup>2</sup>)

Guest Shower Room (10 m<sup>2</sup>)

#### Second Floor

Second Floor to Convert (250 m<sup>2</sup>)

### SERVICES

Tele / ADSL : Yes / 2Mbs      Drainage : Mains

Water Supply : Mains      Electricity : Mains

### GROUNDS

Land Area : 16705 m<sup>2</sup>      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 518

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