

**A Magnificent Chateau with Spectacular Views of the Pyrenees & Historic City of Pau**



**€ 2.400,000 fai**

**FCH554**

A Magnificent Chateau set in the heart of the Jurançon wine-producing region, offering spectacular views over the historic city of Pau and the Pyrenean mountain range. The Chateau has been recently renovated to include a new roof and is offered for sale fully furnished (minus personnel effects). The accommodation is beautifully light and spacious. The grand entrance hall, dominated by an impressive staircase and open fireplace, leads through to several reception rooms, including the grand salon, dining hall with a beautiful glass domed conservatory, family salon, two studies and a billiards room. The first floor has an independent one bedroom apartment, as well as a further two en-suite bedrooms plus a library. The second floor has been configured to receive several families and includes four further bedrooms plus an independent two bedrooms apartment. The Tower accommodates the games room and accesses the roof terrace from which there are beautiful views of the Pyrenees mountain range. Guardian living quarters and an industrial sized kitchen are provided in the basement. There is a lift in-situ accessing each floor of the chateau.

The gardens surrounding the property are beautifully landscaped and immaculately maintained. Steps lead down from the entrance to a very attractive 14x6m heated swimming pool. 10 hectares of land, which is predominately woodland.

Situated only 10 minutes from the restaurants and boutiques in the centre of the historic city of Pau and yet with the tranquility and privacy of the countryside, this property has the best of both worlds.

## Property Details : FCH554 - € 2.400,000

### ACCOMMODATION SUMMARY

Habitable Space : 1500 m <sup>2</sup>	No of Rooms Total : 22
No. Reception Rooms : 7	No. of Bedrooms : 10
Bathrooms : 6	Shower Rooms : 3
W.Cs : 10	Utility Room : Yes in the basement
Tax Fonciere : € 3985.00	
Heating Method : Oil Fired (14,000L)	
Hot Water Method : Electric	

### ACCOMMODATION DETAILS - CHATEAU

Basement	
Caretaker's Apartment (70 m <sup>2</sup> )	
Ground Floor	
Entrance Hall (85 m <sup>2</sup> )	Grand Salon (65 m <sup>2</sup> )
Dining Hall (52 m <sup>2</sup> )	Glass Domed Conservatory (40 m <sup>2</sup> )
Family Salon (38 m <sup>2</sup> )	Large Bureau (29 m <sup>2</sup> )
Small Bureau (14 m <sup>2</sup> )	Storage Area (4.5 m <sup>2</sup> )
Corridor (18 m <sup>2</sup> )	Guest Cloakroom (4.6 m <sup>2</sup> )
Billiard Room (38.6 m <sup>2</sup> )	Professional Kitchen (47 m <sup>2</sup> )
Storage (47 m <sup>2</sup> )	Laundry (15 m <sup>2</sup> )
First Floor	
Galleried Landing & Corridor (41 m <sup>2</sup> )	Bureau / Library (45 m <sup>2</sup> )
Bedroom 2 (38.5 m <sup>2</sup> )	En-suite to Bed 2 (18.5 m <sup>2</sup> )
Bedroom 3 (13.6 m <sup>2</sup> )	En-suite to Bed 3 (13.6 m <sup>2</sup> )
Second Floor	
Landing / Corridor (42 m <sup>2</sup> )	Corridor & LIFT (7m2 m <sup>2</sup> )
Bedroom 4 (34 m <sup>2</sup> )	En-suite to Bed 4 (15 m <sup>2</sup> )
Bedroom 5 (27 m <sup>2</sup> )	En-suite to Bed 5 (4 m <sup>2</sup> )
Bedroom 6 (56.6 m <sup>2</sup> )	Bedroom 7 (38 m <sup>2</sup> )

### SITUATION

Secteur : Aquitaine	Location : 10 mins South of Pau; one hour to both the Ski Slopes and Atlantic Beaches
Orientation : South	View : Pyrenees & Historic City

### CONSTRUCTION

Year : 19th Century	Type : Residential
Roof : Ardoise	Condition : Restored / Habitable

### SERVICES

Tele / ADSL : Yes / 2Mbs	Drainage : Septic Tank
Water Supply : Mains	Electricity : Mains

### GROUNDS

Land Area : 100000 m <sup>2</sup>	Boundary :
Terrace : Yes	Garden Well :
Garage : No	Car Port : No
Swimming Pool : 14 x 6m Heated	
Outbuildings : Summer Kitchen By the Pool	

### GITE / OUTBUILDING DESCRIPTION

Guardian Living Quarters In the Basement (with windows) 70m<sup>2</sup>. Comprising of a sitting room, kitchen, double bedroom and shower room. LIFT access to all floors.

## Additional Property Details : FCH554 - € 2.400,000

ACCOMMODATION DETAILS - APARTMENT		ACCOMMODATION DETAILS - TOWER	
First Floor		Third Floor	
Bedroom (33 m <sup>2</sup> )	En-Suite Bathroom (15 m <sup>2</sup> )	Landing (4 m <sup>2</sup> )	Storage (10 m <sup>2</sup> )
Kitchen & Salon (48 m <sup>2</sup> )		Games Room (37 m <sup>2</sup> )	
Second Floor			
Dining Kitchen (37 m <sup>2</sup> )	Shower Room (4 m <sup>2</sup> )		
Separate WC (1.5 m <sup>2</sup> )	Bedroom 8 (13.7 m <sup>2</sup> )		
Bedroom 9 (29 m <sup>2</sup> )			

**For Further Information, please contact.**

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