

# French Character Homes

...belles demeures dans le sud ouest

## 19C Château, 'Boutique Hotel' & Guardian's House set in 22 Hectares with Mountain Views



€ POA fai

FCH457

Situated in the heart of Gascony famed for its 'douceur de vivre', its food (home to foie gras and Armagnac brandy), its Medieval Bastide towns and villages and its beautiful landscape with distant views of the Pyrenees Mountains. This substantial Estate is offered for sale with a mid **19C chateau**; an immaculate **Boutique Hotel** with nine Bed & Breakfast rooms and a two bedroom apartment; a six bedroom **guardian's house**; a **large kidney shaped pool** and pool house (100m<sup>2</sup>); a **helipad** and **22 hectares of land**.

This imposing mid **19C Château** benefits from a dominant position with views of the Pyrenees Mountains and surrounding countryside. The major restoration works have been professionally carried out and include a new septic system; full revision of the slate roof;; replacement triple glazed anti-fraction glass windows (eliminating the insurance need for shutters); re-pointing of all internal stone walls in compliance with the traditions and style of Napoleon III; re-construction of the monumental staircase and new sandstone slab flooring throughout. With the essential restoration work carried out, the new owner could segregate and design the inside according to their needs and tastes. The chateau offers 300m<sup>2</sup> of habitable space per floor and has three floors plus a basement.

**The Boutique Hotel** (700 m<sup>2</sup>) offers immaculate accommodation in the former stable block. The nine Bed & Breakfast rooms (of approx 40m<sup>2</sup> each) have been imaginarily decorated and benefit from a separate lounge area; en-suite facilities; a private fridge and TV. In addition each room has extra sound insulation, individual hot water tanks and electricity boards. The building also includes a 80 m<sup>2</sup> apartment with 2 bedrooms, a bathroom, a separate toilet and a large living room with equipped kitchen. The shared communal area offers a lounge and dining area leading onto an outside terrace.

The vast kidney shaped swimming pool is situated to the south-west side of the Chateau (new liner 2015) and offers an extensive poolside terrace.

## Property Details : FCH457 - € POA

### ACCOMMODATION SUMMARY

Habitable Space : 1000 m<sup>2</sup>      No of Rooms Total : 24

No. Reception Rooms : 5      No. of Bedrooms : 22

Bathrooms : 12      Shower Rooms : 0

W.Cs : 12      Utility Room : Yes

Tax Fonciere : € 0.00

Heating Method : Electric in the B&B

Hot Water Method : Electric

### ACCOMMODATION DETAILS

### SITUATION

Secteur : Aquitaine

Location : 1 hour North of Pau;  
near Nogaro with its Motor Circuit  
& Private Airfield

Orientation : South

View : Pyrenees & Countryside

### CONSTRUCTION

Year : 1845

Type : Residential / Commercial

Roof : Chateau : Slate

Condition : Very Good Condition

### SERVICES

Tele / ADSL : Yes / Yes

Drainage : 3 Large Septic Tanks

Water Supply : Mains

Electricity : Mains

### GROUNDS

Land Area : 220000 m<sup>2</sup>

Boundary : Open

Terrace : No

Garden Well : Yes

Garage : In Barn

Car Port : No

Swimming Pool : Kidney Shape 17x13m Infinity End

Outbuildings : Pool House

### GITE / OUTBUILDING DESCRIPTION

**For Further Information, please contact.**

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French Character Homes

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