

French Character Homes

...belles demeures dans le sud ouest

An Authentic & Historic 16C Château



€ 729,750 fai

FCH495

Dating back to the late 16th / early 17th Century, this **Historic Chateau**, once belonged to Porthos, one of Louis XIII musketeers, later characterised in Alexandre Dumas' noval, *The Three Musketeers*.

The chateau was bought, by its current French owners, in 2005. Having laid abandoned for nearly half a century, the challenge and extent of its renovations were considerable. The property was re-roofed; re-rendered; re-wired, re-plumbed and **insulated**. The **authenticity of the chateau was a key consideration during the restorations** and where possible, original features were preserved. Hardwood windows were handmade to replicate the original ones; the impressive central staircase was professionally restored; the original kitchen and former *chai* were preserved in the basement and the oak floors, exposed stonework and beamed ceilings were carefully restored.

Today, living accommodation is provided over four floors. The basement (accessed via the original service staircase and from the rear terrace), houses the original chateau kitchen now serving as an authentic dining area for B&B guests ; a wine cellar ; a games room and two workshops. The main Château entrance opens into a large hallway with the central staircase to the right; a large light reception room, with a period fireplace, runs the full width of the chateau and has dual aspect windows. Two offices lead off from this reception room and there are double doors opening into the dining kitchen. The kitchen is modern and functional and has steps leading down to the rear dining terrace. The First Floor offers four spacious bedroom suites, and the Second Floor provides a further bedroom suite plus a family suite with a double bedroom, a twin bedroom and a bathroom.

The grounds have been landscaped to be both functional and formal, in keeping with the Château. The **large rear terrace (200m²)** offers open views of the mountains over the Barétous Valley. The villages within the valley are active and vibrant

throughout the year. The neighbouring village has a renowned and **well-supported rugby team** and is host to the National Junior Championships.

Property Details : FCH495 - € 729,750

ACCOMMODATION SUMMARY

Habitable Space : 494 m ²	No of Rooms Total : 9
No. Reception Rooms : 3	No. of Bedrooms : 6
Bathrooms : 1	Shower Rooms : 5
W.Cs : 7	Utility Room : Yes
Tax Fonciere : € 0.00	
Heating Method : Oil Fired	
Hot Water Method : Oil fired	

ACCOMMODATION DETAILS

Basement

Original Chateau Kitchen (26.35 m ²)	Wine Cellar (11.69 m ²)
Games Room (43.64 m ²)	Workshop I (18 m ²)
Workshop II (20 m ²)	WC (2.5 m ²)

Ground Floor

Entrance (8.49 m ²)	Reception Room (60.27 m ²)
Office I (9.84 m ²)	Office II (8.45 m ²)
Kitchen (28.84 m ²)	Utility I (6.64 m ²)
Utility II (8.41 m ²)	

First Floor

Landing (8.27 m ²)	Bedroom 1 (28.92 m ²)
Dressing (9.9 m ²)	En-suite to Bed 1 (5.7 m ²)
Bedroom 2 (31.78 m ²)	E-suite to Bed 2 (31.78 m ²)
Corridor (10.64 m ²)	Bedroom 3 (27.49 m ²)
Gallery (2.37 m ²)	E-suite to Bed 3 (5.06 m ²)
Corridor (8.42 m ²)	Bedroom 4 (7.1 m ²)
En-suite to Bed 4 (5.54 m ²)	

Second Floor

Landing (9.96 m ²)	Bedroom 5 (16.32 m ²)
En-suite to Bed 5 (4.11 m ²)	Family Suite / Bed 6 (20.57 m ²)
En-suite to Bed 6 (5.05 m ²)	Corridor (8.22 m ²)

SITUATION

Secteur : Aquitaine	Location : In the Barétous Valley, Foothills of the Pyrenees, close to Ski Stations
Orientation : South	View : Pyrenees / Valley / Countryside

CONSTRUCTION

Year : Late 16th Century	Type : Residential
Roof : Slate	Condition : Excellent Condition

SERVICES

Tele / ADSL : Yes / Yes	Drainage : Mains
Water Supply : Mains	Electricity : Mains

GROUNDS

Land Area : 9000 m ²	Boundary : Enclosed
Terrace : Yes	Garden Well : No
Garage : No	Car Port : No
Swimming Pool : Outdoor Spa	
Outbuildings : No	

GITE / OUTBUILDING DESCRIPTION

For Further Information, please contact.

Document non-contractuel Mandat 1708 495

Joanne Davey

French Character Homes SARL

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 2009-1412-T délivrée
par la Préfecture des Pyrénées Atlantiques.

Affilié CGAIM 89, rue La Boétie – 75008 Paris