

# French Character Homes

...belles demeures dans le sud ouest

## A Majestic 18C Château with 15 HA of Land



€ 1.450,000 fai

FCH523

Quite deservedly dominating its hillside, with far reaching views across Les Landes, this majestic 18C Château is located just 1 hour inland from Biarritz, Saint Jean-de-Luz and Bayonne; slightly over one hour from the Spanish border and under 2 hours south of Bordeaux. The ancient market town of St-Sever, which lies along the river Adour, plays host to festivals and bullfighting extravaganza throughout the year and is just a 10 minutes drive away.

The Estate includes the **18C Chateau** with its four reception rooms and eight en-suite bedrooms; the **one bedroom concierge**; a **two bedroom gîte** in the former 'Orangerie'; a large **heated swimming pool** and an all weather **tennis court**. The ensemble sits in **15 hectares** of land; comprising of 5 HA of gardens and meadow, 6 HA of agricultural land and 4 HA of woodland.

Arriving through the main doors, a sweeping oak staircase dominates the entrance hall with its double height ceiling. Accommodation is provided over two floors. The large dining hall with its original stone floors, fireplace and original decor with stunning stuccos depicting the four seasons, occupies the central area of the facade. To the left is the Grand Salon with its monumental stone fireplace, and the former Smoking Room, now serving as a large reception room with a billiards table to the far end. To the right of the dining hall are a further two reception rooms and a fully equipped professional kitchen with dining area. The first floor offers eight large personalized bedroom suites with neutral white en-suite bathrooms.

Pau airport can be reached in 45 minutes; Biarritz airport in under 1 hour and Bordeaux airport in under a two hours drive. Toulouse International 1hr 45mins and Bordeaux airport 2 hours.

French Character Homes is delighted to be marketing this majestic Chateau, which is offered for sale fully furnished, minus personal effects.

# Property Details : FCH523 - € 1.450,000

## ACCOMMODATION SUMMARY

Habitable Space : 832 m <sup>2</sup>	No of Rooms Total : 17
No. Reception Rooms : 4	No. of Bedrooms : 11
Bathrooms : 8	Shower Rooms : 2
W.Cs : 12	Utility Room : Yes
Tax Fonciere : € 0.00	
Heating Method : Oil Fired	
Hot Water Method : Oil fired	

## ACCOMMODATION DETAILS - Chateau

Ground Floor	
Entrance Hall (48 m <sup>2</sup> )	Professional Kitchen (78 m <sup>2</sup> )
Dining Hall (46 m <sup>2</sup> )	Grand Salon I (63 m <sup>2</sup> )
Cloakroom (4.4 m <sup>2</sup> )	Salon II (Billiard) (77 m <sup>2</sup> )
Salon III (Rouge) (32 m <sup>2</sup> )	Salon IV (21 m <sup>2</sup> )
Service Entrance (8 m <sup>2</sup> )	
First Floor	
Landing (60 m <sup>2</sup> )	Master Bedroom Suite I (47 m <sup>2</sup> )
Master Bedroom Suite : Bathroom (28 m <sup>2</sup> )	Bedroom II (28 m <sup>2</sup> )
En-suite Bathroom to Bed II (5 m <sup>2</sup> )	Bedroom III (39 m <sup>2</sup> )
En-suite Bathroom to Bed III (5 m <sup>2</sup> )	Bedroom IV (21 m <sup>2</sup> )
En-suite Bathroom to Bed IV (7 m <sup>2</sup> )	Bedroom V (28 m <sup>2</sup> )
En-suite Bathroom to Bed V (5 m <sup>2</sup> )	Bedroom VI (41 m <sup>2</sup> )
En-suite Bathroom to Bed VI (5 m <sup>2</sup> )	Bedroom VII (25 m <sup>2</sup> )
En-suite Bathroom to Bed VII (6 m <sup>2</sup> )	Bedroom VIII (28 m <sup>2</sup> )
En-suite Bathroom to Bed VIII (5 m <sup>2</sup> )	

## SITUATION

Secteur : Aquitaine	Location : 1 hour North West of Pau : Saint Sever, between the Atlantic coast and Pyrenees Mountains
Orientation : South / West	View : Rolling Countryside

## CONSTRUCTION

Year : 18th Century	Type : Residential
Roof : Tiled	Condition : Good Condition

## SERVICES

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

## GROUNDS

Land Area : 150000 m <sup>2</sup>	Boundary : Partially Enclosed
Terrace : Yes	Garden Well : No
Garage : In Basement	Car Port : No
Swimming Pool : 16 x 6m / Heated	
Outbuildings : 1 Bed Concierge & 2 Bed Gite in the Former Oranger	

## GITE / OUTBUILDING DESCRIPTION

1 Bed Concierge & 2 Bed Gite in the Former Orangerie	

## Additional Property Details : FCH523 - € 1.450,000

### ACCOMMODATION DETAILS - Orangerie

#### Ground Floor

Salon & Balcony (44 m <sup>2</sup> )	Bedroom I (12 m <sup>2</sup> )
Bedroom II (10 m <sup>2</sup> )	Shower Room (3.6 m <sup>2</sup> )
Corridor (3 m <sup>2</sup> )	

### ACCOMMODATION DETAILS - Concierge

#### Ground Floor

Kitchen ( m <sup>2</sup> )	Bedroom I ( m <sup>2</sup> )
Sitting Room ( m <sup>2</sup> )	Corridor ( m <sup>2</sup> )

**For Further Information, please contact.**

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**French Character Homes SARL**

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