

# French Character Homes

...belles demeures dans le sud ouest

## 13C Historic Chateau with Guest Accommodation



€ 4.950,000 fai

FCH542

This historic Chateau, with origins dating back to the thirteenth century, has striking architectural appeal, exquisite grounds and a protected elevated site on the edge of its village with views stretching across the Gave d'Oloron to the Pyrenees Mountains. Situated just 3km from Oloron-Sainte-Marie, the chateau served as the summer retreat for local Bishops for over 600 years. The Chateau was sadly abandoned and consequently suffered several years of gentle decline before it was 'rescued' by its current Dutch owners some 10 years ago. The current owners have over-seen the extensive professional renovations which have rejuvenated this historic building to today's irreproachable International standard.

The professional renovations included the complete re-roofing of the Chateau and its dependences; full re-wiring and re-plumbing; high grade installations including water pressure pumps; replacement double glazed hardwood windows and shutters; new high spec kitchens and bathrooms; the installation of a 16 x 6m heated swimming pool with extensive landscaping of the grounds. In addition, the existing dependences have been renovated to create two guest annexes with a total of eight en-suite bedrooms; a conference room with facilities for up to 30 persons; a gymnasium with a treatment room and a former Orangerie serving as a large artist studio with the potential to create additional accommodation. The ensemble has the advantage of being connected to mains gaz and mains sewage.

Accessed via its magnificent 13C stone gateway, the Chateau sits at the end of its gravel driveway bordering its irreproachably maintained grounds. The ground floor of the Chateau offers an office, two salons, a large dining room and a professional kitchen all of which are light well-proportioned rooms. The second and third floors offer a total of 11 bedrooms (the majority of which are en-suite), a home cinema and a billiard room. The third floor offers an immense space for further accommodation, if required.

French Character Homes is delighted to be marketing this historic Chateau, which is situated just 3km from its attractive neighbouring town of Oloron-Sainte-Marie, offering all necessary amenities.

# Property Details : FCH542 - € 4.950,000

## ACCOMMODATION SUMMARY

Habitable Space : 854 m <sup>2</sup>	No of Rooms Total : 15
No. Reception Rooms : 4	No. of Bedrooms : 11
Bathrooms : 2	Shower Rooms : 6
W.Cs : 11	Utility Room : Yes
Tax Fonciere : € 4000.00	
Heating Method : Mains Gaz	
Hot Water Method : Gas Fired	

## ACCOMMODATION DETAILS - The Chateau

<b>Basement</b>	
Wine Cellar (22 m <sup>2</sup> )	
<b>Ground Floor</b>	
Entrance Hall (32 m <sup>2</sup> )	Cloakroom with WC (1.5 m <sup>2</sup> )
Office (32 m <sup>2</sup> )	Study (32 m <sup>2</sup> )
Reception Room II (41 m <sup>2</sup> )	Second Hall (10 m <sup>2</sup> )
Dining Hall (65 m <sup>2</sup> )	Service Entrance (20 m <sup>2</sup> )
WC (2 m <sup>2</sup> )	Store Room (3 m <sup>2</sup> )
Professional Kitchen (30 m <sup>2</sup> )	Utility Room (13 m <sup>2</sup> )
Owners' Living Room (25 m <sup>2</sup> )	Boiler Room (11 m <sup>2</sup> )
SUITE : WC ( m <sup>2</sup> )	SUITE : Kitchenette ( m <sup>2</sup> )
SUITE : WC ( m <sup>2</sup> )	
<b>First Floor</b>	
Landing (39 m <sup>2</sup> )	Linen Store / wash basin (4.5 m <sup>2</sup> )
Library (billiard room) (39 m <sup>2</sup> )	Bedroom 1 (23 m <sup>2</sup> )
Bed 1 : WC (2.15 m <sup>2</sup> )	Bed 1 : Shower Room (2.15 m <sup>2</sup> )
Bedroom 2 (39 m <sup>2</sup> )	Bed 2 : Shower Room (10 m <sup>2</sup> )
Bedroom 3 (20 m <sup>2</sup> )	Bed 3 : Shower Room (4.8 m <sup>2</sup> )
Bedroom 4 (20 m <sup>2</sup> )	Bed 4 : Shower Room (8.5 m <sup>2</sup> )
Landing (Service) (6 m <sup>2</sup> )	WC (1.6 m <sup>2</sup> )
SUITE : Bedroom 5 (23 m <sup>2</sup> )	SUITE : Bedroom 6 (20 m <sup>2</sup> )
SUITE : Bathroom ( m <sup>2</sup> )	Home Cinema (25 m <sup>2</sup> )

## SITUATION

Secteur : Aquitaine	Location : Oloron Sainte Marie: 45 min to Ski Resorts & under 1hr to Biarritz
Orientation : South	View : Pyrenees Mountains & Gaves

## CONSTRUCTION

Year : 13th Century	Type : Residential
Roof : Slate : Relaid 2007	Condition : Excellent

## SERVICES

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

## GROUNDS

Land Area : 20000 m <sup>2</sup>	Boundary : Enclosed
Terrace : Yes several	Garden Well : No
Garage : No	Car Port : No
Swimming Pool : 16 x 6m	
Outbuildings : Yes	

## GITE / OUTBUILDING DESCRIPTION

Former Stable Block converted into Guest Accommodation (488.14m<sup>2</sup>) Former Barn serving as a treatment room & Gymnasium (56.46m<sup>2</sup>) Former Orangerie converted into Artist Studio (124m<sup>2</sup>)



## Additional Property Details : FCH542 - € 4.950,000

### ACCOMMODATION DETAILS - Guest Accommodation

#### Ground Floor

Guest Accommodation (488.14 m<sup>2</sup>)

### ACCOMMODATION DETAILS - Gymnasium

#### Ground Floor

Gym & Treatment Room (56.46 m<sup>2</sup>)

### ACCOMMODATION DETAILS - Former Orangerie

#### Ground Floor

Pool House (to develop) (62 m<sup>2</sup>)

#### First Floor

Artist Studio (62 m<sup>2</sup>)

### ACCOMMODATION DETAILS - The Chateau upper floors

#### Second Floor

Landing (5 m<sup>2</sup>)

Shower Room (5.5 m<sup>2</sup>)

WC (2 m<sup>2</sup>)

Bedroom 7 (38.7 m<sup>2</sup>)

Landing (3 m<sup>2</sup>)

WC (1.6 m<sup>2</sup>)

Landing (46.5 m<sup>2</sup>)

Store Cupboard (11.5 m<sup>2</sup>)

Bedroom 8 (12 m<sup>2</sup>)

Bedroom 9 (29 m<sup>2</sup>)

Bedroom 10 (25 m<sup>2</sup>)

Bed 10 : Bathroom (10 m<sup>2</sup>)

Bedroom 11 (29.16 m<sup>2</sup>)

Bed 11 : Shower Room (11 m<sup>2</sup>)

#### Third Floor

ATTIC (235 m<sup>2</sup>)

**For Further Information, please contact.**

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Document non-contractuel Mandat 542

**French Character Homes SARL**

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

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