

French Character Homes

...belles demeures dans le sud ouest

A Historic Chateau with Vineyard & Former Winery



€ 2.090,000 fai

FCH579

This Historic Chateau, with origins dating back to the fourteenth and sixteenth century, dominates its hillside with views over its private vineyard to the distant Pyrenees Mountains. Historically, the building was a great seigniorial property, belonging to illustrious Gascon families. In the eighteenth century, Jean-Paul de Montesquiou, Count d'Artagnan, then proprietor, enlarged the site and marked the history by the passage of his nephew, the illustrious musketeer. In 1814, General Wellington was also known for having stayed at the castle during the invasion of Vic-en-Bigorre.

Large wrought iron gates mark its entrance and open into a gravelled courtyard with its winery to the right and a large imposing staircase leading to the main entrance (dated 1585), straight ahead. The ground floor offers a salon (50m²) with a Renaissance style stone fireplace; a dining hall (37m²) with French doors opening onto the terrace (250m², with views over the surrounding countryside and the swimming pool below) ; a kitchen; a utility room and cloakroom. The first floor offers two double bedrooms with luxury en-suite bathrooms. The second floor offers the Master Suite composing of a large bedroom (42m²) with a Renaissance style stone fireplace, a luxury bathroom with steam room and a large office (40m²). The third floor offers a further two bedrooms with a shared bathroom. From this level, the tower can be accessed. The "Tour Saint Michel" completes the main accommodation with a billiard room, a bar with adjoining wine cellar and an en-suite bedroom on the first floor.

The Guest Annex offers a further three bedrooms with a shared bathroom. The Winery (108m²) and cellars (54m²) can be accessed from outside or from within the Guest Annex via the seminar room (58m²).

The chateau is currently offered for sale as a private home with the 13.8HA of which 0.50HA is planted with vines to the front of the chateau.

Property Details : FCH579 - € 2.090,000

ACCOMMODATION SUMMARY

| | |
|--|------------------------|
| Habitable Space : 762 m ² | No of Rooms Total : 18 |
| No. Reception Rooms : 3 | No. of Bedrooms : 10 |
| Bathrooms : 6 | Shower Rooms : 0 |
| W.Cs : 7 | Utility Room : Yes |
| Tax Fonciere : € 0.00 | |
| Heating Method : Chateau - Oil Fired central heating : Guest Annex | |
| Hot Water Method : Oil Fired | |

ACCOMMODATION DETAILS - CHATEAU

Ground Floor

| | |
|-------------------------------------|--------------------------------------|
| Entrance (4.36 m ²) | Salon (58.88 m ²) |
| Dining Room (40.57 m ²) | Kitchen (28.43 m ²) |
| Lobby (8.71 m ²) | WC (3.72 m ²) |
| Lobby (7.48 m ²) | Utility Room (11.68 m ²) |

First Floor

| | |
|-----------------------------------|---|
| Bedroom 1 (38.72 m ²) | En-Suite to Bed 1 (15.57 m ²) |
| Bedroom 2 (35.04 m ²) | En-Suite to Bed 2 (3.74 m ²) |

Second Floor

| | |
|---|---|
| Bedroom 3 /Bureau (40.38 m ²) | En-Suite to Bed 3 (18.83 m ²) |
| Bedroom 4 (43.82 m ²) | WC (2.72 m ²) |

Third Floor

| | |
|-----------------------------------|-----------------------------------|
| Corridor (2.98 m ²) | Bathroom (7.51 m ²) |
| Bedroom 5 (31.82 m ²) | Bedroom 6 (28.96 m ²) |
| WC (2.92 m ²) | |

SITUATION

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|---------------------|---|
| Secteur : Aquitaine | Location : 30 mins North of Atlantic Coast & the Pyrenees |
| Orientation : South | View : Rolling Countryside |

CONSTRUCTION

| | |
|----------------------------|---------------------------------|
| Year : 14th & 16th Century | Type : Residential |
| Roof : Tiled | Condition : Excellent Condition |

SERVICES

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

GROUNDS

| | |
|--|-------------------------------|
| Land Area : 138880 m ² | Boundary : Partially Enclosed |
| Terrace : Yes | Garden Well : Yes |
| Garage : | Car Port : Next to Winery |
| Swimming Pool : 12 x 5m Heated with Aerothermic Pump | |
| Outbuildings : Winery; Pigeonnier | |

GITE / OUTBUILDING DESCRIPTION

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|--|--|
| | |
| | |

Additional Property Details : FCH579 - € 2.090,000

ACCOMMODATION DETAILS - TOUR ST MICHEL

Ground Floor

| | |
|---------------------------------------|-----------------------------------|
| Billiard Room (39.84 m ²) | Cloakroom (14.27 m ²) |
|---------------------------------------|-----------------------------------|

| | |
|-----------------------------|--|
| Bar (31.25 m ²) | |
|-----------------------------|--|

First Floor

| | |
|-----------------------------------|---|
| Bedroom 7 (46.84 m ²) | En-Suite to Bed 7 (14.27 m ²) |
|-----------------------------------|---|

ACCOMMODATION DETAILS - WINERY CHAI

Ground Floor

| | |
|-------------------------------------|------------------------------------|
| Winery / CHAI (108 m ²) | Wine Stockage (54 m ²) |
|-------------------------------------|------------------------------------|

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|---------------------------------|--|
| Laboratory (24 m ²) | |
|---------------------------------|--|

First Floor

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|--------------------------------------|--|
| Seminar Room (58.56 m ²) | |
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ACCOMMODATION DETAILS - GUEST ANNEX

Ground Floor

| | |
|--|--------------------------------|
| Dining Kitchen (30.44 m ²) | Office (21.89 m ²) |
|--|--------------------------------|

First Floor

| | |
|---------------------------------|-----------------------------------|
| Corridor (7.37 m ²) | Bedroom 1 (13.79 m ²) |
|---------------------------------|-----------------------------------|

| | |
|--|----------------------------------|
| Family Bathroom (5.28 m ²) | Bedroom 2 (7.63 m ²) |
|--|----------------------------------|

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|----------------------------------|--|
| Bedroom 3 (15.1 m ²) | |
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For Further Information, please contact.

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