

## **An Authentic 17C Chateau with Guest Cottage & Barns**



**€ 1.075,000 fai**

**FCH1012**

An authentic 17th Century Chateau built in 1680, during the reign of King Louis 14th – known as the "Sun King". An important, stylish and prosperous period of France's long history. The Chateau is set in a secluded rural location, within its own three hectare enclave at the end of a long private drive. No through roads.

The design of the time and lifestyle ethos, is retained and reflected today in this handsome building. It was built with care, emphasised by the cornerstones which were laid to reflect the equinox.

Attention to detail is evident throughout, from the hand-carved fireplace surrounds, the polished chestnut panelling, grand dining room, detailed staircases and spacious built in cupboards. Design and thought was given to comfort, gracious living, pleasure yet sustainable practicalities.

It also offers historical interest. Intrigues of a bygone era can be seen in the secret Priest's hole, the former Chapel, and Napoleonic graffiti.

Each well-proportioned room holds its own charm and symmetry, giving to enjoy aspects of light and country views. Built by craftsmen using the best materials available, this loved family home, conceived and retained by the same Aristocratic family

from 1680 to 2002, has stood the test of time, and now ready to welcome its new guardians.

Renovation, repairs and sympathetic modernisations began in 2004 and includes an oil-fired central heating system, new electrics and plumbing. It now offers 21st century comfort, including Fibre Optic Internet, without compromising authenticity.

Accommodation comprises plenty of flexible living space. Five reception rooms, 8 bedrooms, three bathrooms, three en-suites, utility, pantry areas plus a detached two bedroomed cottage. There is a large two story barn, covered dining terrace, 10 x 5 salt water swimming pool, pool-house, bread oven, hangar, kiosk, veg garden, two wells with spring water source, wooded valley all set within 3 + hectares.

The property lends itself as a welcoming country home with plenty of spaces for entertaining. It also offers commercial potential to develop a range of hospitality, leisure or corporate services within a vibrant and friendly local community.

This quintessentially French Chateau would make a perfect retreat for an International owner, with its private and secure location at the end of its long driveway. The area of the Chalosse is ideally situated approximately 1 hour from the unspoilt beaches of Les Landes and 90 minutes from the ski slopes of the Pyrénées. This area is rich in culture and history and provides plenty of attractions for holidaymakers. The local Medieval market town of Saint Sever, with its UNESCO World Heritage Site Abbey, is just 10 minutes away. As is Hagetmau with its Cité Vert, an amazing sports complex with Olympic size swimming pool, as well as several cafés, boutiques, restaurants and supermarkets. Eugenie les Bains with its Michelin star restaurant, spa and golf is just 30 minutes away.

The historic city of Pau with its airport offering 9 daily flights to Paris is 40 minutes away. Biarritz and Bordeaux airports 1 hour and 1hr 50 mins respectively.

*credit photos Bea White Photography*

Information on the risks to which this property is exposed is available on the website Géorisques - <https://www.georisques.gouv.fr>

## Property Features

### Additional Information

Habitable Space : 550 m²	No of Rooms Total : 16	No. Reception Rooms : 5	No. of Bedrooms : 10
Bathrooms : 4	Shower Rooms : 3	W.Cs : 9	Utility Room : Yes
Tax Fonciere : € 1725.00	Heating : Oil Fired	Hot Water : Oil Fired & Electric	

**Construction****Services**

Year : 17th Century      Type : Residential  
Roof : Good Condition

Tele / ADSL : Fibre Optic      Drainage : Septic Tank  
Glazing : Single Paned      Eco Features :

**Grounds****Ancillary Buildings**

Land Area : 30173 m<sup>2</sup>      Boundary : Open  
Terrace : Yes covered terrace plus pool terrace      Garden Well : Yes  
Garage : In Barn      Car Port : Yes, currently used as a chicken shed  
Swimming Pool : 10 x 5m saltwater  
Outbuildings : Converted PIGEONNIER - 2 Bedroom Gite; BARNS

OUT-BUILDINGS : FORMER PIGEONNIER converted into Guest Cottage with dining kitchen, living room, 2 bedrooms and bathroom. LARGE BARN (29 x 11.73m) COVERED DINING TERRACE (19.44m<sup>2</sup>) POOL-PUMP (15.33m<sup>2</sup>)

**For Further Information, please contact.**

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