

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



**€ 1.100,000 fai**

**FCH843**

Nestled within its private grounds in an enclave of ancient oaks and parklands, this Chateau was built and owned by the same French Aristocratic family from 1680 to 2002. After several years of gentle decline, restorations gradually started. Quite deservedly, the chateau was ‘rescued’ in 2004 by a renowned antiques expert who rejuvenated this period building whilst maintaining its character. Today's owners have further ameliorated the property and it is now a very comfortable eight bedroom family home with a two bedroom guest cottage in its former pigeonnier.

The chateau has its own special magic being built in direct alignment with the equinox. This allows the sun to rise in direct alignment through the hall and set in the centre of the back entrance. Each room tells a story of its history with its markings and period features. These period features not only include, its chestnut wood panelling, its original feature fireplaces and its stunning “Cube Moyen”(illusionary) flooring, but also its period built-in cupboards and original painted doors. All this adds to its character, which tells its history. In 2006, the chateau was entirely re-wired and re-plumbed with a new central heating boiler which complements the wood burning fireplaces to provide an effective heating system.

The Chateau now serves as a family home and has a wonderful homely feel, from the country style kitchen to the several formal and informal living rooms and individually styled bedrooms this is a home made to feel comfortable above all. The château would be ideal for Chambres d’Hôtes activity with its eight bedrooms and six bathrooms. Additional accommodation can also be found in the converted Pigeonnier – a pretty, self-contained guest cottage fronted with a wisteria clad, galleried

balcony.

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*

## Property Features

### Additional Information

Habitable Space : 550 m <sup>2</sup>	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	Tele / ADSL : Yes	Drainage : Septic Tank
Roof : Good Condition	Condition : Restored / Habitable	Glazing : Single Paned	Eco Features :

### Grounds

### Ancillary Buildings

Land Area : 30173 m <sup>2</sup>	Boundary : Open	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 (19.44m2) POOL-PUMP (15.33m2)
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		
Outbuildings : Converted PIGEONNIER - 2 Bedroom Gite; BARNS		

**For Further Information, please contact.**

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