

## An Elegant & Quintessentially French Château with 7.77 hectares



**€ 1.400,000 fai**

**FCH1040**

This elegant and quintessentially French Château is an exceptional find in this region. The beautiful historic city of Pau with its International school and its airport a short drive away.

Dating back to the early nineteenth century, the classic architecture boasts a wonderful central fronton sympathetically supported by its symmetrical façade. Framing the main façade is a wing surmounted by a working bell tower to the west and a square tower to the east. The château sits at the end of a long and majestic avenue of ancient oaks, residing in the centre of 7.7 hectares (circa 17 acres) of immaculate grounds.

This enormously appealing chateau, with its imposing reception rooms and large principal bedrooms makes it ideal for entertaining, while its over 450m<sup>2</sup> is sufficiently manageable to allow it to be used as a family home or secondary residence. Since their ownership in 2013, the proprietors have significantly upgraded the château, employing specialist artisans, and the property now offers a perfect retreat for an owner searching peace of mind.

The ensemble includes the chateau; a large open-fronted garage; a substantial barn (234 m<sup>2</sup>) set within its own partially walled garden complete with a separate entrance; a 5x10m swimming pool and a sympathetically built pool-house with picon tiled roof. Two working wells and a spring complete this stunning property.

The immediate grounds of 3.4 hectares have been extensively landscaped to create a perfect balance of gardens, meadows and

woodlands. The formal gardens, amongst the prettiest in Bearn, include numerous water features; rose laden pergolas; brimming flower beds and specimen trees. Apples, pears, figs, pomegranates, and feijoas add to the bounty. A large, fenced field of 4.3 hectares provides additional privacy and opportunity for equestrian pursuits or grazing livestock.

This splendid château, with its elegant proportions and beautifully light-filled rooms, is ideally situated close to the beautiful historic city of Pau; one hour from the coastal resort of Biarritz and within one hour's drive of the ski slopes of the Pyrenees mountains. Pau airport has multiple daily flights to Paris; Lourdes / Tarbes airport can be reached within 30 minutes; Biarritz airport one hour and Toulouse & Bordeaux airports under 2 hours drive. Viewing is highly recommended and French Character Homes is delighted to be marketing this exceptional property!

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 : 464 m²	No of Rooms Total : 12	No. Reception Rooms : 3	No. of Bedrooms : 6
Bathrooms : 3	Shower Rooms : 1	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 2121.00	Heating : Oil Fired	Hot Water : Electric	

### Construction

Year : 19th Century	Type : Residential
Roof : Picon Tiled	

### Services

Tele / ADSL : HIGH SPEED FIBRE	Drainage : 2 Septic Tanks (installed in 2015)
Glazing : Single	Eco Features : Attic Insulated

### Grounds

Land Area : 77701 m²	Boundary : Enclosed
Terrace : Yes	Garden Well : Yes 2, plus ponds
Garage : Yes, 3 car	Car Port : Triple Carport : 92m2

Swimming Pool : 5x10m Salt Water

Outbuildings : Barn : 234m2

### Ancillary Buildings

BARN (234m2) : Professionally restored by Compagnons du Tour de France - with separate entrance + set within its own partially walled garden TRIPLE GARAGE (92.5m2) : plus small stable WORKSHOP (35m2)

**For Further Information, please contact.**

**Joanne Davey**

French Character Homes  
Telephone: +33 (0)5 59 12 28 13  
Mobile: +33 (0)6 77 70 21 98  
[sales@frenchcharacterhomes.com](mailto:sales@frenchcharacterhomes.com)  
[www.frenchcharacterhomes.com](http://www.frenchcharacterhomes.com)

Document non-contractuel Mandat 2402 1040

**S.A.S. French Character Homes**

R.C.S. PAU: 514275239 N° TVA : FR86514275239  
Carte Transaction Immobilière CPI 6402 2017 000 019 047  
délivrée par la CCI PAU-BEARN.

Affilié CGAIM 89, rue La Boétie – 75008 Paris