

An Imposing 18C Chateau with Elegant Period Features, 1.3 HA, Re-roofed 2021!



€ 980000 fai

FCH1019

Secluded behind high walls and wrought iron gates, this imposing 18th century castle has retained its period atmosphere and has a wealth of original features, such as carved oak interior doors; oak paneling and cabinets; authentic fireplaces; Period custom windows with interior shutters and original floors. In addition, the castle benefits from a new slate roof, installed in 2021; a high energy efficiency heat exchange pump (with an emergency oil boiler) and mains drainage. The castle is naturally bright thanks to its period windows and each room has a double or triple aspect.

Accommodation is spread over three floors. The main entrance is located at the rear west of the castle where there is a large car park with a double carport. The imposing entrance hall leads directly into the dining room with doors leading to the east facing rear park. To the right is the elegant drawing room with its marble fireplace, ornate paneled walls and period eight-high windows with window seats. The kitchen is to the left of the dining room and has direct access to the large south-facing terrace. A clock room and a boiler room complete the ground floor accommodation.

A majestic stone staircase, with custom wrought iron railing, rises from the entrance hall to the first and second floors. On a first "semi-landing", there is a large double bedroom with a bathroom and toilet. The master bedroom, overlooking the rear grounds, has exquisite oak paneling and cabinets; A period fireplace and a magnificent custom oak floor. A large bathroom is shared between the master bedroom and its neighboring double bedroom.

The second floor offers four further bedrooms (one with en-suite) and a family shower room.

The mature park extends to 1.3HA and borders a small stream. The 6x15m salt water swimming pool is conveniently located behind an original wall on the south-east side of the gardens.

Located just 20 minutes from the beautiful historic city of Pau, its airport and its international school. The seaside resort of Biarritz; the ski slopes of the Pyrenees and the Spanish border can be reached in less than an hour's drive. Tarbes airport 40 minutes; Biarritz airport one hour away and Bordeaux and Toulouse airports less than two hours away.

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 : 386 m ² | No of Rooms Total : 12 | No. Reception Rooms : 3 | No. of Bedrooms : 7 |
| Bathrooms : 2 | Shower Rooms : 2 | W.Cs : 5 | Utility Room : Yes |
| Tax Fonciere : € 2230.00 | Heating : Aerothermic Pump & Oil Fired Boiler | Hot Water : Heat Pump | |

Construction

| | |
|-------------------------|--------------------|
| Year : 1757 | Type : Residential |
| Roof : New Roof in 2021 | |

Services

| | |
|-------------------------|--|
| Tele / ADSL : Yes / Yes | Drainage : Mains Drainage |
| Glazing : Single | Eco Features : Aerothermic pump / Attic Insulation |

Grounds

| | |
|----------------------------------|---------------------|
| Land Area : 13868 m ² | Boundary : Enclosed |
| Terrace : Yes | Garden Well : No |
| Garage : No | Car Port : Double |
| Swimming Pool : 6x15 m Saltwater | |
| Outbuildings : | |

Ancillary Buildings

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
www.frenchcharacterhomes.com

Document non-contractuel Mandat 2309 1019

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