

19C Chateau, 'Boutique Hotel' & Guardian's House set in 22 Hectares with Mountain Views



€ POA fai

FCH457

Situated in the heart of Gascony famed for its 'douceur de vivre', its food (home to foie gras and Armagnac brandy), its Medieval Bastide towns and villages and its beautiful landscape with distant views of the Pyrenees Mountains. This substantial Estate is offered for sale with a mid **19C chateau**; an immaculate **Boutique Hotel** with nine Bed & Breakfast rooms and a two bedroom apartment; a six bedroom **guardian's house**; a **large kidney shaped pool** and pool house (100m²); a **helipad** and **22 hectares of land**.

This imposing mid **19C Château** benefits from a dominant position with views of the Pyrenees Mountains and surrounding countryside. The major restoration works have been professionally carried out and include a new septic system; full revision of the slate roof;; replacement triple glazed anti-fraction glass windows (eliminating the insurance need for shutters); re-pointing of all internal stone walls in compliance with the traditions and style of Napoleon III; re-construction of the monumental staircase and new sandstone slab flooring throughout. With the essential restoration work carried out, the new owner could segregate and design the inside according to their needs and tastes. The chateau offers 300m² of habitable space per floor and has three floors plus a basement.

The Boutique Hotel (700 m²) offers immaculate accommodation in the former stable block.

Property Details : FCH457 - € POA

ACCOMMODATION SUMMARY		SITUATION	
Habitable Space : 1000 m ²	No of Rooms Total : 24	Secteur : Aquitaine	Location : 1 hour North of Pau; near Nogaro with its Motor Circuit & Private Airfield
No. Reception Rooms : 5	No. of Bedrooms : 22	Orientation : South	View : Pyrenees & Countryside
Bathrooms : 12	Shower Rooms : 0		
W.Cs : 12	Utility Room : Yes		
Tax Fonciere : € 0.00			
Heating Method : Electric in the B&B			
Hot Water Method : Electric			
CONSTRUCTION			
Year : 1845		Type : Residential / Commercial	
Roof : Chateau : Slate		Condition : Very Good Condition	
SERVICES			
Tele / ADSL : Yes / Yes		Drainage : 3 Large Septic Tanks	
Glazing : Mains		Eco Features : Mains	
GROUNDS			
Land Area : 220000 m ²		Boundary : Open	
Terrace : No		Garden Well : Yes	
Garage : In Barn		Car Port : No	
Swimming Pool : Kidney Shape 17x13m Infinity End			
Outbuildings : Pool House			
GITE / OUTBUILDING DESCRIPTION			

For Further Information, please contact.

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