

## An Authentic & Historic 16C Château



€ 695,000 fai

FCH495

Dating back to the late 16th / early 17th Century, this **Historic Chateau**, once belonged to Porthos, one of Louis XIII musketeers, later characterised in Alexandre Dumas' noval, *The Three Musketeers*. The chateau was bought, by its current French owners, in 2005. Having laid abandoned for nearly half a century, the challenge and extent of its renovations were considerable. The property was re-roofed; re-rendered; re-wired, re-plumbed and **insulated**. **The authenticity of the chateau was a key consideration during the restorations** and where possible, original features were preserved. Hardwood windows were handmade to replicate the original ones; the impressive central staircase was professionally restored; the original kitchen and former *chai* were preserved in the basement and the oak floors, exposed stonework and beamed ceilings were carefully restored.

Today, living accommodation is provided over four floors. The basement (accessed via the original service staircase and from the rear terrace), houses the original chateau kitchen now serving as an authentic dining area for B&B guests ; a wine cellar ; a games room and two workshops. The main Château entrance opens into a large hallway with the central staircase to the right; a large light reception room, with a period fireplace, runs the full width of the château and has dual aspect windows. Two offices lead off from this reception room and there are double doors opening into the dining kitchen.

## Property Details : FCH495 - € 695,000

### ACCOMMODATION SUMMARY

Habitable Space : 494 m <sup>2</sup>	No of Rooms Total : 9
No. Reception Rooms : 3	No. of Bedrooms : 6
Bathrooms : 1	Shower Rooms : 5
W.Cs : 7	Utility Room : Yes
Tax Fonciere : € 0.00	
Heating Method : Oil Fired	
Hot Water Method : Oil fired	

### ACCOMMODATION DETAILS

Basement	
Original Chateau Kitchen (26.35 m <sup>2</sup> )	Wine Cellar (11.69 m <sup>2</sup> )
Games Room (43.64 m <sup>2</sup> )	Workshop I (18 m <sup>2</sup> )
Workshop II (20 m <sup>2</sup> )	WC (2.5 m <sup>2</sup> )
Ground Floor	
Entrance (8.49 m <sup>2</sup> )	Reception Room (60.27 m <sup>2</sup> )
Office I (9.84 m <sup>2</sup> )	Office II (8.45 m <sup>2</sup> )
Kitchen (28.84 m <sup>2</sup> )	Utility I (6.64 m <sup>2</sup> )
Utility II (8.41 m <sup>2</sup> )	
First Floor	
Landing (8.27 m <sup>2</sup> )	Bedroom 1 (28.92 m <sup>2</sup> )
Dressing (9.9 m <sup>2</sup> )	En-suite to Bed 1 (5.7 m <sup>2</sup> )
Bedroom 2 (31.78 m <sup>2</sup> )	E-suite to Bed 2 (31.78 m <sup>2</sup> )
Corridor (10.64 m <sup>2</sup> )	Bedroom 3 (27.49 m <sup>2</sup> )
Gallery (2.37 m <sup>2</sup> )	E-suite to Bed 3 (5.06 m <sup>2</sup> )
Corridor (8.42 m <sup>2</sup> )	Bedroom 4 (7.1 m <sup>2</sup> )
En-suite to Bed 4 (5.54 m <sup>2</sup> )	
Second Floor	
Landing (9.96 m <sup>2</sup> )	Bedroom 5 (16.32 m <sup>2</sup> )
En-suite to Bed 5 (4.11 m <sup>2</sup> )	Family Suite / Bed 6 (20.57 m <sup>2</sup> )
En-suite to Bed 6 (5.05 m <sup>2</sup> )	Corridor (8.22 m <sup>2</sup> )

### SITUATION

Secteur : Aquitaine	Location : In the Barétous Valley, Foothills of the Pyrenees, close to Ski Stations
Orientation : South	View : Pyrenees / Valley / Countryside

### CONSTRUCTION

Year : Late 16th Century	Type : Residential
Roof : Slate	Condition : Excellent Condition

### SERVICES

Tele / ADSL : Yes / Yes	Drainage : Mains
Glazing : Mains	Eco Features : Mains

### GROUNDS

Land Area : 9000 m <sup>2</sup>	Boundary : Enclosed
Terrace : Yes	Garden Well : No
Garage : No	Car Port : No
Swimming Pool : Outdoor Spa	
Outbuildings : No	

### GITE / OUTBUILDING DESCRIPTION


**For Further Information, please contact.**

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**Joanne Davey**

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

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

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