

**A Historic Chateau with Original Ramparts & Pyrenean Views. FOR SALE  
 FURNISHED**



**€ 2.750,000 fai**

**FCH791**

**Offered For Sale Fully Furnished ...**

This Historic Chateau, with origins dating back to the thirteenth century, sits on a protected elevated site on the edge of its village with views of the Pyrenees Mountains. The entrance to the Chateau is via a huge Ancient Gateway through its original Rampart Walls. Originally serving to protect the chateau, this entrance now screens the property from its village and provides absolute privacy. Conveniently situated close to the riverside market town of Oloron-Sainte-Marie, restaurants, medical facilities, and a large Leclerc hyper-market can be reached within a three kilometer drive.

The Ensemble includes the Chateau, a Guest Annex, a Gymnasium, an Orangery and a large heated swimming pool all set within 1.95 hectares of exquisitely landscaped grounds.

The ground floor of the Chateau offers an office, two reception rooms, a large dining room, a professional kitchen, a utility room and access to the original wine cellar. The first and second floors offer a total of 9 bedrooms (8 of which are en-suite), a home cinema and a billiard room. Furthermore, the third floor offers an immense space for development, if required. The Guest Annex, a converted ancient stable block, offers a 30-person conference room, three reception rooms, and eight

en-suite bedrooms. The private gardens for this building extend over the original Rampart Walls. The former Barn is situated opposite this Guest Annex and offers a gymnasium, a treatment room and an office. The former Orangery, offers the possibility of creating yet further accommodation. It overlooks the 16 x 6m heated swimming pool which is sympathetically landscaped into a lower section of the grounds partially protected by an original stone wall and accessed by double period stone steps.

The entire property was professionally and comprehensively renovated in 2007. Renovation costs exceeded 4M Euros and included the restoration of the ancient stable block into a Guest Annex of 488m<sup>2</sup>; complete re-roofing of the Chateau and its dependences; full re-wiring and re-plumbing; high grade installations including water pressure pumps; replacement double glazed hardwood windows and shutters; new high spec kitchens and bathrooms; the installation of a 16 x 6m heated swimming pool and extensive landscaping of the grounds. The ensemble has the added advantage of being connected to mains gas and mains sewage.

French Character Homes is delighted to be marketing this striking property, which would appeal to someone looking for a substantial family home or a large venue for a commercial / hospitality activity. The rarity of this property is evident from the moment one arrives at Ancient Gateway and catches a glimpse of the Chateau at the end of its long driveway. Behind the Ancient Gateway, life at the Chateau is private and peaceful ... yet the village grocery is just a short stroll away and the neighbours are on-hand to take good care of the chateau, as they do for its present owners. This property really does offer a 'turn-key' solution for an International buyer !

The historic city of Pau can be reached in 35 minutes and its airport within 50 minutes. International airports: Toulouse & Bordeaux airports 2hrs 30 minutes; Biarritz airport 1 hour; private airfield locally at Oloron Sainte Marie and TGV for Paris at Orthez 50 minutes away.

## Property Features

### Additional Information

Habitable Space : 1379 m <sup>2</sup>	No of Rooms Total : 23	No. Reception Rooms : 6	No. of Bedrooms : 17
Bathrooms : 8	Shower Rooms : 8	W.Cs : 17	Utility Room : Yes
Tax Fonciere : € 4000.00	Heating : MAINS GAS	Hot Water : Gas Fired	

### Construction

Year : 13th Century	Type : Residential
Roof : Slate : Relaid 2007	Condition : Excellent

### Services

Tele / ADSL : Yes	Drainage : MAINS DRAINAGE
Glazing : Double Glazing	Eco Features : Double Glazed & Insulated

### Grounds

Land Area : 19475 m <sup>2</sup>	Boundary : Enclosed
Terrace : Yes several	Garden Well : Yes
Garage : No	Car Port : No but carpark for 6 vehicles
Swimming Pool : 16 x 6m Heated	
Outbuildings : Former Stable Block, Barn & Orangery - Renovated	

### Ancillary Buildings

Former Stable Block converted into Guest Accommodation (488.14m<sup>2</sup>)  
 Ground Floor : Conference Facilities for 30 people with Bar  
 Style Kitchen and reception room First Floor : Two Reception rooms; Kitchen; 8 En-suite Bedrooms and private Gardens Former Barn serving as a treatment room & Gymnasium

**For Further Information, please contact.**

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