

An Immensely Appealing Chateau divided into 12 Luxury Apartments



€ 2.750,000 fai

FCH569

This immensely appealing Chateau, with its former Coach House, has been professionally renovated and divided into twelve luxury apartments. The ensemble is set within mature grounds in the heart of the Jurançon wine-producing region and offers **spectacular views** of the historic city of Pau and the Pyrenean mountains. The project is in its final stage with just the kitchens and the landscaping to be completed. These final decisions are open to negotiation with the future buyer and included within today's asking price.

The Chateau had suffered several years of gentle decline before it was 'rescued' by its current owners some 20 years ago. Since 2006, the current owners have over-seen the extensive professional rénovations which have rejuvenated this building and opened up its commercial value for either long term Professional lets or seasonal rentals.

The professional renovations included the complete re-roofing of the chateau and its former coach house; full re-wiring; complete re-plumbing and the installation of two new septic tanks; installation of two gas fired central heating systems; replacement double glazed hardwood windows and shutters; new high spec kitchens and bathrooms and the installation of a 17 x 4m salt water swimming pool.

The **Chateau** offers four apartments with the option of creating a fifth apartment on the third floor where there are currently four en-suite bedrooms. The former **Coach House** has been divided into four apartments. A **Second Outbuilding**, adjoining to the first, is divided into three further apartments. The former one bedroom **Conciergerie** completes the ensemble.

French Character Homes is delighted to be marketing this estate, which offers a prospective buyer several different business opportunities; for example, seasonal or long term rentals or the possibility of running an events' venue.

Situated **only 5 minutes from the centre of Pau** and yet with the **tranquillity and privacy of the countryside**. Communication links are also good: **45 minutes from the ski slopes of the Pyrénées and one hour from the lively cosmopolitan coastal resort of Biarritz and the Spanish border**. Pau airport 20 minutes; Tarbes/Lourdes airport 40 minutes; Toulouse airport 90 minutes.

Property Features

Additional Information

Habitable Space : 840 m ²	No of Rooms Total : 0	No. Reception Rooms : 12	No. of Bedrooms : 20
Bathrooms : 0	Shower Rooms : 12	W.Cs : 13	Utility Room : Yes, with boiler room in basement of chateau
Tax Fonciere : € 0.00	Heating : Gas Fired (Tank)	Hot Water : Gas Fired	

Construction

Year : 19th Century	Type : Residential
Roof : Slate : New in 2006	Condition : Excellent Condition

Services

Tele / ADSL : Yes	Drainage : Septic Tank
Glazing : Double	Eco Features :

Grounds

Land Area : 30559 m ²	Boundary : Enclosed
Terrace : Individual Terraces for Each Apartment	Garden Well : No
Garage : No	Car Port : No
Swimming Pool : 17 x 4m Salt water	
Outbuildings : Former Coach House, converted into 6 apartments	

Ancillary Buildings

The château is divided into 5 apartments A First Outbuilding divided into 4 apartments A Second Outbuilding, adjoining to the 1st, is divided into 3 apartments A Gate house of approximately 70m² Please contact us for further information.

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 569

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