

An Exquisite 18C Chateau with Pyrenean Views and 2.4 Hectares



€ 965,000 fai

FCH655

Behind its imposing wrought iron gates, this 18C Chateau sits in landscaped grounds with shady terraces and a distant view of the Pyrenees mountains. The current owners rescued it some 18 years ago, after it had suffered several years of gentle decline. Their joint skills in restoring period properties and interior design, plus 18 years of sheer perseverance has resulted in this truly spectacular property. Having acquired it as a basic shell (with just the fireplaces, staircase and doors in-situ) the owners were able to fully insulate, re-plumb and re-wire (with the addition of surround sound with *Bang & Olufsen* cabling) throughout. A high spec kitchen, luxury bathrooms and bespoke staircases were thoughtfully designed and commissioned. They also reconfigured certain areas to facilitate modern day living whilst at the same time sourced antiques (such as fireplaces, roll top baths, taps and iron radiators) to add to the period atmosphere. Local marble was used to create interesting floors and a wall mural in the dining was painted by wildlife artist, Michael Jackson. In addition, the property benefits from fibre to cabinet internet, a rare plus in rural France !

An interesting courtyard of stone barns to the rear completes the ensemble and offers a wonderful opportunity for someone to develop additional accommodation to serve either as gîtes or for a specific business. Two resident peacocks, a collection of white tailed doves and a variety of different species of ducks completes this exceptional property.

Situated just 15 mins from Boulogne-sur-Gesse (a 13C bastide market town); 20 minutes from the larger town of Lannemezan and 30 mins from Saint Gaudens (an 11C market town). Toulouse international airport can be reached in 1hr 20mins. Viewing

is highly recommended.

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 : 420 m ²	No of Rooms Total : 12	No. Reception Rooms : 5	No. of Bedrooms : 6
Bathrooms : 1	Shower Rooms : 2	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 1486.00	Heating : Aerothermic (plus Oil Fired as back-up)	Hot Water : Aerothermic	

Construction

Year : 18th Century	Type : Residential
Roof : Tiled	

Services

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

Grounds

Land Area : 24500 m ²	Boundary : Enclosed
Terrace : Several	Garden Well : Two
Garage : in the Barns	Car Port : In the open barn
Swimming Pool : No	
Outbuildings : Barn; Hangar; Pig Sty; Forge; Aviary & Workers' Co	

Ancillary Buildings

COURTYARD OF OUT-BUILDINGS to Include Large Barn (237m² x 2) ; Former Pig Sty (17.3m²) ; Hangar (240m²) ; Former Forge (45.25m²) ; Aviary (19m²) and Workers' Cottage (64.3m²)

For Further Information, please contact.

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