

Sustainable living lifestyle in 18thC Chateau with home grown food and an income



€ 945,000 fai

FCH685

Built in the heyday of Marie-Antoinette, **this beautiful former wine producing Chateau should come with a warning** - for to know her, is to love her and want to possess her. Fully renovated, ideally located and already running as a successful business there are some properties that are simply too breathtaking for words, and this 18th century manor, perched elegantly on the high ground above the softly rolling hills of the Gers countryside, is most definitely one of them. Situated between the town of Nogaro, famous for its racing circuit, and the jazz festival mecca of Marciac, one approaches the property via a private gated driveway, the sweeping grounds bordered by fields on one side and private woodland to the other.

Stepping out, one of the first things to strike you, is the **peace**. The sandstone colour facade feels warm to the touch and southern sunlight shines over the grounds falling gently into the house. Though open windows, **the Pyrenees lie in magnificent splendour** and every inch of its **473m² of living accommodation has been faithfully restored**, employing only the finest craftsmen to ease this great lady to her former beauty. From picking an authentic 18th century colour scheme, to employing Les Compagnons de Devoir to faithfully recreate wood paneled cupboards in the kitchen.

Wine producing Chateau of this style are often referred to as a "Chartreuse", and this example is believed to date back to the 1770s, illustrating an appreciation for refined architecture and décor. The property underwent extensive renovations in the early 2000's, including a complete re-roofing, rewiring, a remote monitoring and alarm system, and fuel powered central heating. Arranged over two floors, the property boasts **eight bedrooms, six en suite bathrooms, an art studio situated in the 19th century tower and three reception rooms**. On the ground floor lie the original kitchens, now used as a reception room for welcoming guests, a sewing room, office, utility room and bathroom. The house comes with a separate timbered stables complete with six boxes and a former grooms apartment, together with two immense outbuildings formerly used as Armagnac

distilleries, and grounds extending to 7.62 ha of meadows, groves and woodland.

Unique features of the main house include the original fenced oblong pond, now filtered and clean enough for bathing, gardens laid out in the french style, and a delightful first floor east facing terrace with 18th century style balustrades ideal for entertaining.

The master suite, which enjoys superb views across the gardens, benefits from a dressing room and a large ensuite bathroom.

Meanwhile, the tastefully laid out lounge and dining rooms feature faithfully restored stucco panels redolent of the 1700's.

Of the sleeping accommodation, 5 of the 8 bedrooms can be used as luxury B&B guest rooms, benefitting from a separate stone staircase and entrance.

There is also the potential to expand into a further 95m² of upstairs space to create a further two suites or games room.

Does this sound like your dream home? This wonderful Chartreuse awaits only your visit. 20 minutes drive from Aire-sur-Adour and motorway, 45 km from Mont-de-Marsan and 50 km from Auch. Nearest Airports - Pau-Pyrénées, 46 km, Tarbes 65 km . Bordeaux 1hr 50, San Sebsatitlan, Spain 2 hr 20.

Property Features

Additional Information

Habitable Space : 473 m ²	No of Rooms Total : 11	No. Reception Rooms : 3	No. of Bedrooms : 8
Bathrooms : 5	Shower Rooms : 2	W.Cs : 8	Utility Room : Yes
Tax Fonciere : € 1737.00	Heating : Fuel Central Heating / Polyflame fire	Hot Water : 4 Electric Boilers	

Construction

Services

Year : 1770	Type : Residential	Tele / ADSL : Yes / Yes	Drainage : Septic tank
Roof : Canal tiles	Condition : Recently Renovated	Glazing : Single	Eco Features : Excellent Insulation

Grounds

Ancillary Buildings

Land Area : 76283 m ²	Boundary : Partially Enclosed
Terrace : Yes	Garden Well : Yes
Garage : Yes	Car Port : Yes
Swimming Pool : No	
Outbuildings : Stable block; 2 Barns; 2 garages	

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 2001 685

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