

**Magnificent Historic Chateau with 2 Gîtes, Barn & 8 Hectares : Foothills of Pyrenees Mountains**



**€ 920,000 fai**

**FCH905**

A magnificent chateau, constructed in the 18th century for the noble family of Ahetzia on the site of the ancient family stronghold - a seat which is documented in the region as far back as the middle ages - and remained within the same family until the late 19th century.

The chateau boasts the beautiful, symmetrical architecture of the Renaissance period; flanked by a cylindrical turret and two pavilions to the west façade. More striking features can be found in the dormer windows with stone crossings and triangular pediments and lower floor mullion windows with their internal shutters. Of particular interest, an enduring reminder of its family history remains in the stone plaque above the entrance door, carved with the family coat of arms, Basque inscriptions and hunting scenes, harking back to the long history of this once noble estate.

A gated entrance within the surrounding stone walls leads through to the front, east elevation and private walled gardens of approximately one acre. The remaining 7.5 hectares consist of orchard and prairie lying to the south of the chateau. To the north, separated by a stone wall with a pretty iron gate, are the vast outbuildings, part of which have been converted into 2 independent gites, and 3 horse boxes.

The property is presented in very good overall condition, centrally heated and with double glazing throughout, the roof having

benefitted from a renovation to the west elevation in recent years. Four of the five bedrooms over two upper floors have private bathrooms, the fifth bedroom with a wash basin. Several more bedrooms could be developed in the second floor 100m2 attic space with turret.

The setting of this imposing estate is quite extraordinary. Situated in the foothills of the Basque Pyrenees mountains, just a short kilometre from its sleepy village, each and every window encapsulates a serene, pastoral view. In an area rich in culture and natural beauty, this chateau would appeal to someone looking for an authentic retreat near the Pyrenees Mountains with easy access to endless outdoor pursuits. Located 35 minutes from the beautiful historic town of St Jean Pied de Port, on the border with Spain, the nearest airports are Biarritz 75 minutes and San Sebastien 90 minutes.

## Property Features

### Additional Information

Habitable Space : 600 m <sup>2</sup>	No of Rooms Total : 12	No. Reception Rooms : 4	No. of Bedrooms : 5
Bathrooms : 3	Shower Rooms : 1	W.Cs : 5	Utility Room : Yes
Tax Fonciere : € 3000.00	Heating : Oil Fired Central Heating	Hot Water : Electric	

### Construction

Year : Origin 14C and 18C	Type : Residential
Roof : Slate Tiled	

### Services

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

### Grounds

Land Area : 79,440 m <sup>2</sup>	Boundary : Partially enclosed
Terrace : Yes	Garden Well : Yes
Garage : In Barn	Car Port : Yes
Swimming Pool : No	
Outbuildings : Barns and Guest Cottages	

### Ancillary Buildings

2 independent gites; 98m2 and 75m2. Large barns offering a further 450m2. 3 Horse boxes.

**For Further Information, please contact.**

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