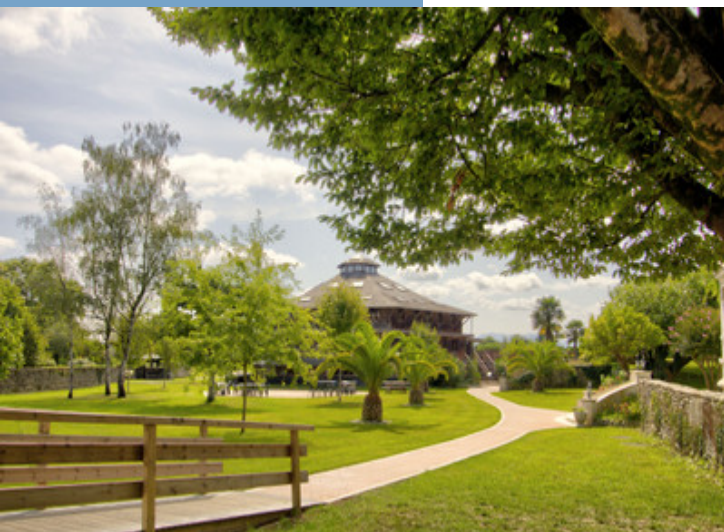




SPLENDID CHÂTEAU + HUGE PRIVATE EVENT
SPACE + MAISON-DE-MAÎTRE + 18-ACRE ESTATE
+ BARN + BAKERY + FARM SHOP...

www.leggettprestige.com

SPLENDID CHÂTEAU +
HUGE PRIVATE EVENT
SPACE +
MAISON-DE-MAÎTRE +
18-ACRE ESTATE + BARN +
BAKERY + ...



PROPERTY FACT FILE	
REFERENCE	A32053CEL64
PRICE	€ 1,250,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	30
BATHROOM	20
ACCOMMODATION	1230 m ²
LAND	73309 m ²
TOWN	Navarrenx
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	
FEATURES	Mains Drains, River Frontage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Château+maison-de-maître to finish; near Navarrenx
- Event space ideal for private weddings/seminars...
- +courses/tourism/eco village/camps/hol complex
- Riverside bio farmland + farm shop, bistro, bakery
- Ideal for horses + beaches and ski resorts 60 mins

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+ BAKERY + ...

Ref : A32053CEL64

Located halfway between the mountains and the sea, this amazing property has fantastic potential! Set in 7.3 hectares of landscaped gardens and bio-farmland, the property comprises a 19th-century château, an 18th-century maison-de-maître (renovation started), a farm shop & café, a professional bakery, a two-storey barn and an

DESCRIPTIF

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Situated on the outskirts of a peaceful Béarnaise village near Navarrenx, this delightful property creates its own private hamlet with a château, a maison-de-maître, a barn, a shop and a huge private event space.

Built during the 19th century as a "Folie" (a building for the proprietor's amusement), the château incorporates many fashionable 18th-century architectural features, such as an elegant perron and two polygonal towers on the façade. The château is in need of modernising and redecorating, and perhaps some changes to the layout of the rooms.

Set back from the château, there is an 18th-century maison-de-maître, which is in very good condition externally. The three upper floors have all been replaced and partitioned to create 22 rooms., all requiring finishing.

Just behind the maison-de-maître is a two-storey barn used as offices and for storage. Adjoining the barn is a shop and café, which conforms to ERP and PMR regulations.

The private event space (1,300m²) is a huge two-storey hexagonal building with a gallery and is located at the far end of the landscaped grounds.

Most of the agricultural land is separated from the buildings by a road and is accessible via a small tunnel. The property is very easy to reach from Biarritz, Pau and the A64 motorway.

The pretty bastide town of Navarrenx nearby is very popular with visitors all year round. There are exciting watersports on the "gave" (river), as well as numerous cultural and sporting activities for

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32053CEL64>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

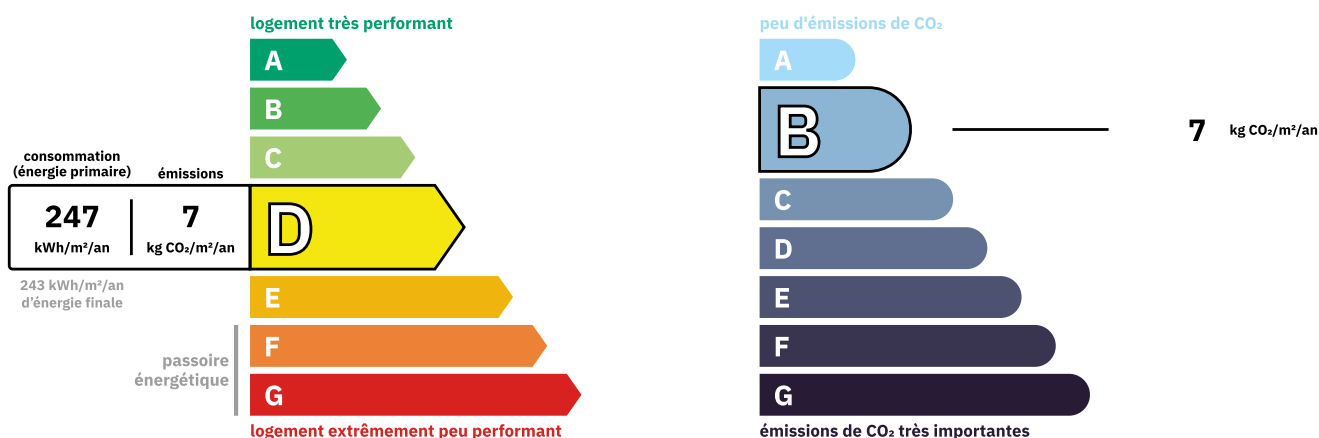
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PRIVATE EVENT SPACE +
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18-ACRE ESTATE + BARN +
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**
Estimated annual energy costs
between 6310 € and 8580€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A32053CEL64
FILE COMPLETE
AND PHOTOS
ON REQUEST

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