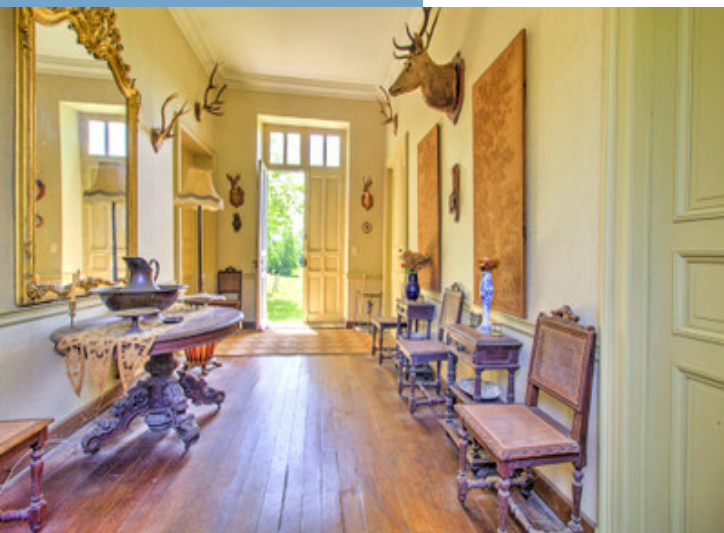
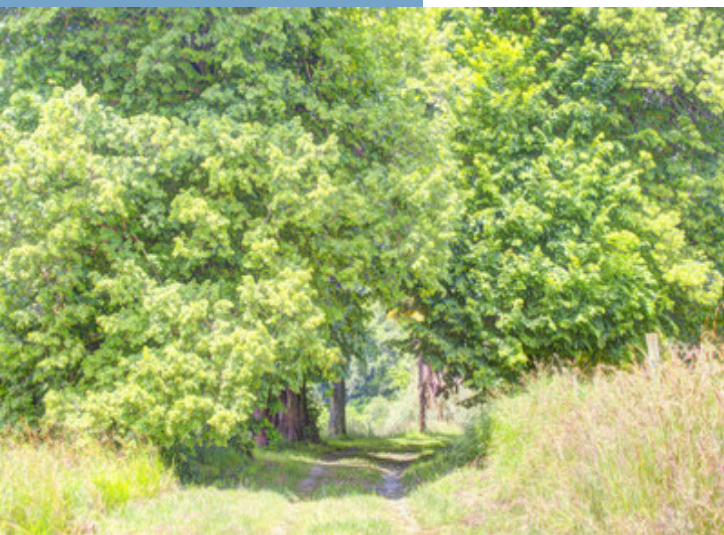




MAGNIFICENT CHÂTEAU & FARMHOUSE TO
RENOVATE + STABLES & BARNES + SPLENDID
22-HECTARE ESTATE + MOUNTAIN VIEWS!

MAGNIFICENT CHÂTEAU &
FARMHOUSE TO
RENOVATE + STABLES &
BARNs + SPLENDID
22-HECTARE ESTATE +
MOUNTA...



PROPERTY FACT FILE	
REFERENCE	A3735 CEL64
PRICE	€ 599,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	4
ACCOMMODATION	400 m ²
LAND	228670 m ²
TOWN	Pau
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- 56-acre/22-ha estate with huge business potential
- Château & farmhouse to renovate + stables & barns
- Ideal for tourism/agriculture/vines/yoga/wellness
- Ideal hotel/B&B/business events/HQ/theme hols/arts
- Ski 40min; Pau, Total, TGV 15-25min; Pyrénées view

MAGNIFICENT CHÂTEAU
& FARMHOUSE TO
RENOVATE + STABLES &
BARNs + SPLENDID
22-HECTARE ESTATE +
MOUNTA...

Ref : A3735 I CEL64

This fantastic country estate has huge potential, either as a commercial venture (permissions required) or as a stunning private residence for the new owners... with plenty of room for accommodating family and friends!

DESCRIPTIF

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This superb country property dates back to the 1840s and comprises a château, a farmhouse and two barns with stables.

Although some renovations and updating will be required, the château can be lived in straight away and could be absolutely perfect for using as a splendid country residence for the new owners or for transforming into a tourism-related business, a corporate HQ or even a centre for sport, arts, culture, wellness....

Located at the end of a private drive, the hilltop château is set in meadows and forest of 22.8 hectares and has views of the Pyrénées on the horizon. Formerly an agricultural property, the château's farmhouse and outbuildings, which are behind the main building, make this an ideal purchase for an extended family wishing to live together, but in separate houses. Please note that the farmhouse will require a complete renovation to make it habitable.

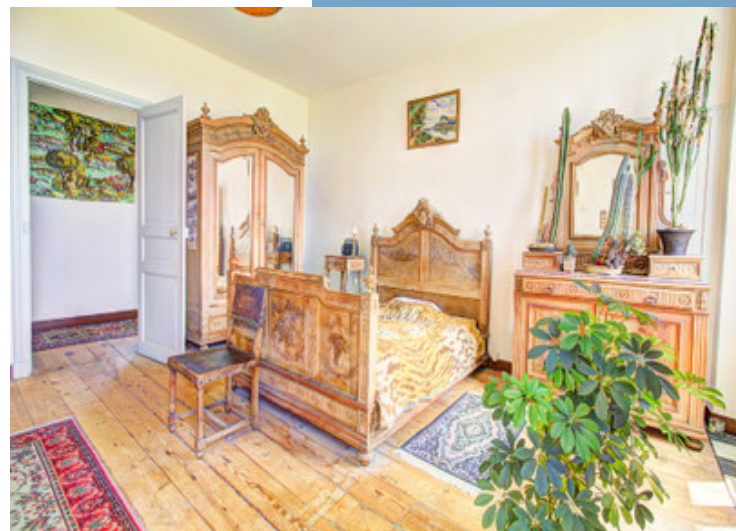
The château (250m²) and farmhouse (150m²) still have many of their original architectural features... and on the château's top floor, there is a small tower with doors out to two unique roof terraces on either side of the tower. The panoramic views of the surrounding countryside and to the mountains beyond are simply stunning!

On the ground floor of the château, the front door opens into an entrance hall, which is also accessible via a door from the grounds at the back of the building. To the right of the hall is a sunny study/office, which could be used as a bedroom; to the left is a s

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A3735 I CEL64>

COMPLETE FILE AND PHOTO ON REQUEST



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

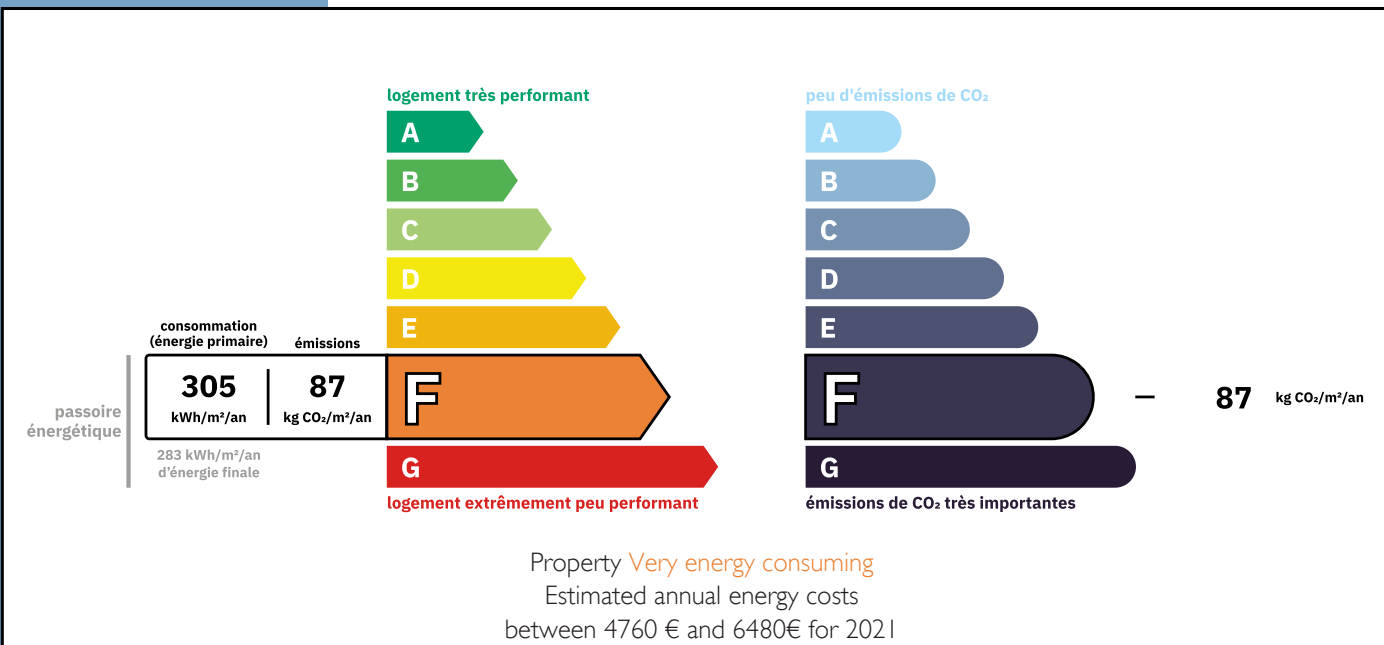
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

MAGNIFICENT CHÂTEAU &
FARMHOUSE TO RENOVATE
STABLES & BARNs + SPLENDID
22-HECTARE ESTATE +
MOUNTAINS...

Ref : A3735 I CEL64

ENERGIE-DPE

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



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 : A3735 I CEL64
FILE COMPLETE
AND PHOTOS
ON REQUEST

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