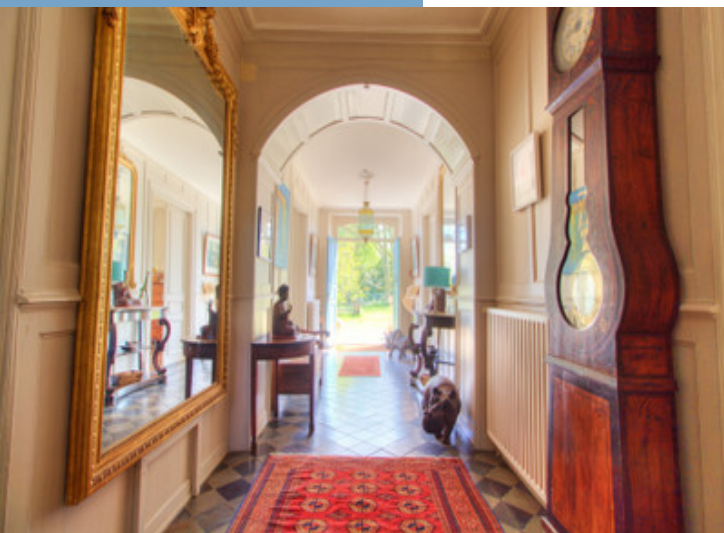




UNIQUE 19TH-CENTURY CHÂTEAU NEAR PAU +
GÎTE + COTTAGE TO RENOVATE + POOL + 1.5
HECTARES + MOUNTAIN VIEWS...

UNIQUE 19TH-CENTURY
CHÂTEAU NEAR PAU +
GÎTE + COTTAGE TO
RENOVATE + POOL + 1.5
HECTARES + MOUNTAIN...



PROPERTY FACT FILE	
REFERENCE	A43940CEL64
PRICE	€ 970,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	7
ACCOMMODATION	500 m ²
LAND	16044 m ²
TOWN	Pau
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Country House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Other Drainage
<small>*Price based on current exchange rate which is subject to change</small>	



- Perfect for a splendid family home near Pau
- Huge business potential: gîte + cottage + barns
- Woodland grounds of 1.5 hectares with super pool
- Cycle to boulangerie, shops, school, pub, bistros
- Ski 50 mins; Total & International School 15 mins

UNIQUE 19TH-CENTURY
CHÂTEAU NEAR PAU +
GÎTE + COTTAGE TO
RENOVATE + POOL + 1.5
HECTARES + MOUNTAIN...

Ref : A43940CEL64

Located just 15 minutes away from Pau, this unique château is surrounded by 1.5 hectares of delightful woodland grounds and has a superb saltwater swimming pool, a gîte ready to rent out, a cottage to renovate and three barns (one of 200m² x 2).

DESCRIPTION

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Built in 1836, this super château was commissioned by a French writer when he returned to France from Mexico. Inspired by the architectural styles he saw during his time there, the main building includes an unusual octagonal tower and a vast first-floor terrace overlooking the grounds. Much of the château has been renovated by the current owners, whose stylish restorations honour the building's unique heritage.

Set in superb woodland grounds of 1.5 hectares, this delightful property includes the four-storey château (approx. 500m²), a poolhouse-style gîte (approx. 80m²), a cottage to renovate (approx. 40m²) and three barns (approx. 340m² x 2). Ideal for a family home, a luxurious holiday home, the property offers numerous possibilities, especially if you also hope to use it for a commercial project or tourism-related business.

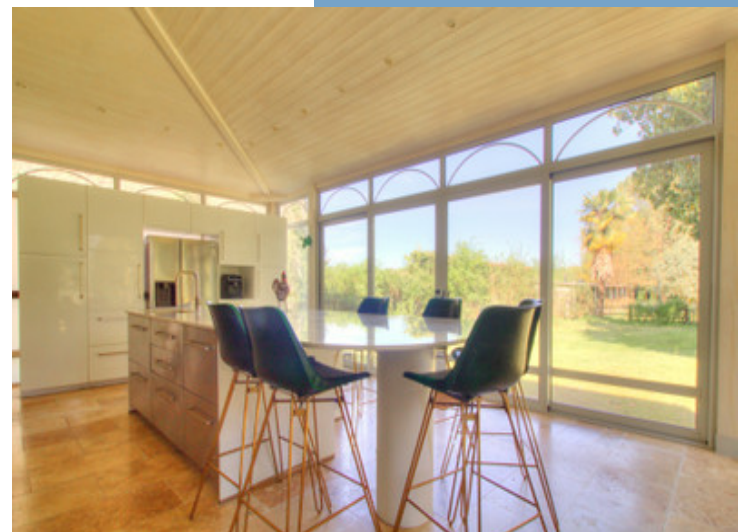
At the entrance to the property, decorative metal gates open into a private drive - and to the left of the entrance is a two-storey cottage, which has been partially renovated. It is an ideal size for a guest cottage or a gîte. There is ample space for parking several cars near the main building, or the barns could be used for covered parking.

Stone steps lead up to the château's front door, which opens into an entrance hall with two sitting rooms to the left and a third sitting room to the right. Behind the sitting room to the right is a dining room, which opens into a light and airy conservatory with a fabulous central island unit an...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43940CEL64>

COMPLETE FILE AND PHOTO ON REQUEST

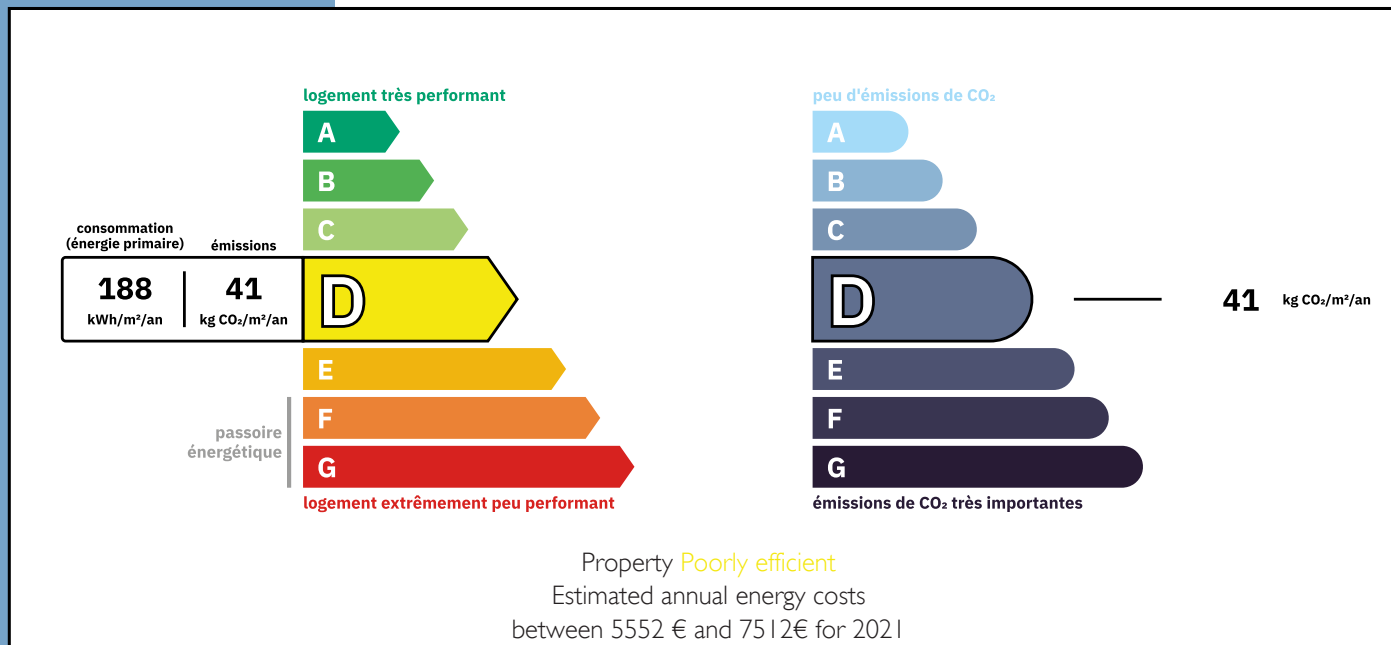


UNIQUE 19TH-CENTURY
CHÂTEAU NEAR PAU + GÎTE
+ COTTAGE TO RENOVATE
POOL + 1.5 HECTARES +
MOUNTAIN...

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

Ref : A43940CEL64

ENERGIE-DPE



NOTICE

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

I: 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 :A43940CEL64
FILE COMPLETE
AND PHOTOS
ON REQUEST

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