

An extraordinary estate comprising 18th century Chateau, remnants of a 13th Century Chateau, with river access and imposing views of The Pyrenees. Considered a prime development opportunity...



INFORMATION

Town:	Sauveterre-de-Béarn
Department:	Pyrénées-Atlantiques
Bed:	19
Bath:	7
Floor:	1500 m2
Plot Size:	7139 m2

IN BRIEF

Rarely does an opportunity come up of this significance. Dormant for nearly two decades this incredible property is waiting for a purchaser to come forward with passion and finances to realise its potential. Included in the offering is an imposing 18th Century chateau of approximately 1,500 sqm arranged over ground, first and second floors leading out onto a large flat terrace; an adjacent castle ruin (monument historic) with event space possibilities and a small adjacent property for knock-down to add access for parking. The landholding is nearly 8,000m2 made up of multiple parcels which extend to the riverfront below. Fortunately the Chateau is in reasonably sound structural condition with the roof in good order however internally a full renovation is required.

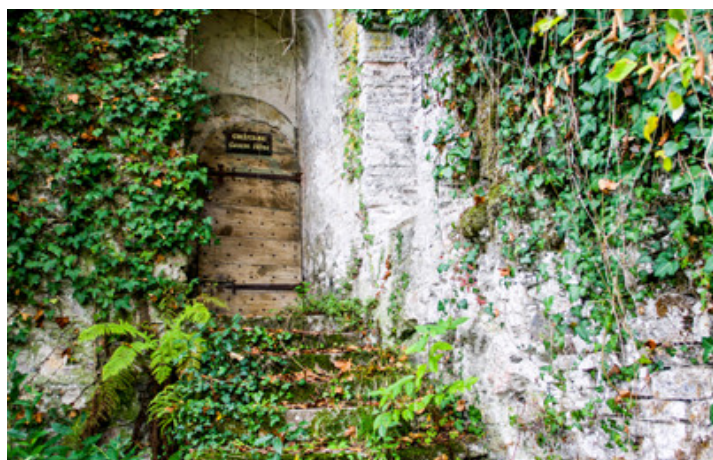


ENERGY - DPE

DPE in progress.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Gaston VII Moncade made Sauveterre one of his principal places of war. With battlements and walkway the castle vicomtal replaced the fortified camp. Gaston III of Foix-Beam (Gaston Febus), renovated it beautifully a hundred years later. The doorway opened onto the guardroom from the drawbridge above the pit below linking the castle to the barbican (which can still be viewed). The castle included a chapel, banquet room, kitchen, housing guards and of course the lodgement of the lord. A large portion of the external walls remain however nothing of the interior which is now an overgrown parkland.

Adjacent to the ruins is the magnificent chateau Nolivos, afterwards Labusquette and finally the Hostellerie du Chateau when it was transformed by Paul Camy for hotel accommodation with parquet floors in the lounge and restaurant areas with an impressive central staircase leading to the upper floors.

The property fronts Rue Léon Bérard with two entrances and a circa 50m street frontage in the historic quarter of the village of Sauveterre de Beam, recognised as one of the most beautiful villages in France by the Guide Michelin.

14-16 Rue Leon Berard

000 C 268 108 mètre carré RUE LEON BERARD
 000 C 260 2 110 mètre carré RUE LEON BERARD (monument historic)
 000 C 261 1 615 mètre carré DE L EGLISE (monument historic)
 000 C 262 778 mètre carré DE L EGLISE
 000 C 263 320 mètre carré DE L EGLISE
 000 C 264 118 mètre carré DE L EGLISE
 000 C 265...