

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



## INFORMATION

Town:	Navarrenx
Department:	Pyrénées-Atlantiques
Bed:	30
Bath:	20
Floor:	1230 m2
Plot Size:	73309 m2

## IN BRIEF

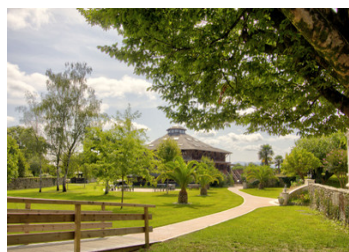
Located halfway between the mountains and the sea, this amazing property has fantastic potential! Set in 7.3 hectares of landscaped gardens and bio-farmland, the property comprises a 19th-century chateau, an 18th-century maison-de-maître (renovation started), a farm shop & café, a professional bakery, a two-storey barn and an incredible private event space (1,300m<sup>2</sup>), ideal for weddings, seminars, conferences, yoga and wellness retreats, courses, masterclasses, functions and celebrations...

Whether you are interested in setting up a tourism business, a holiday or hotel complex, an eco-village or the accommodation of a large community, the chateau and maison-de-maître could provide living space of about 1,800m<sup>2</sup>, allowing you to create your own private hamlet on one site!

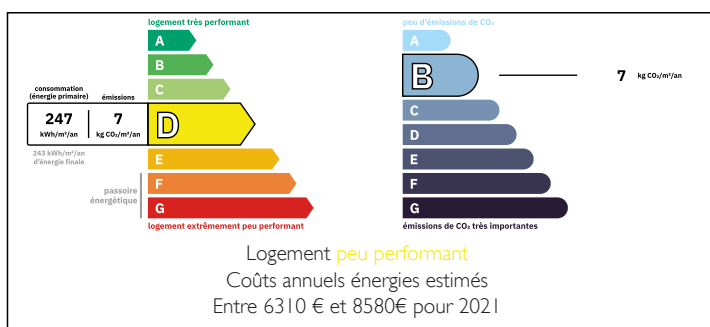
In addition, the extensive grounds and bio-farmland

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.



## ENERGY - DPE





## LOCAL TAXES

**Taxe foncière: 8920 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

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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 (1,300m<sup>2</sup>) 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 you to get involved in. The town also has...