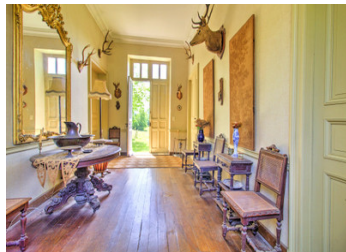
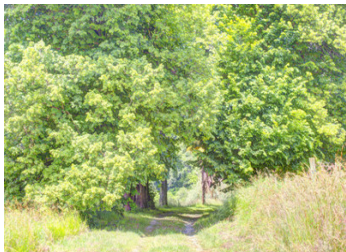


## MAGNIFICENT CHÂTEAU & FARMHOUSE TO RENOVATE + STABLES & BARNs + SPLENDID 22-HECTARE ESTATE + MOUNTAIN VIEWS!



### INFORMATION

Town:	Pau
Department:	Pyrénées-Atlantiques
Bed:	11
Bath:	4
Floor:	400 m2
Plot Size:	228670 m2



### IN BRIEF

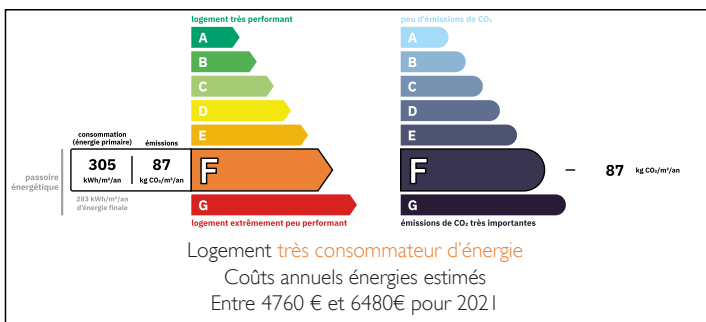
This fantastic country estate has huge potential, either as a commercial venture (permissions required) or as a stunning private residence for the new owners... with plenty of room for accommodating family and friends!

Set in an estate of 22.8 hectares (56 acres) and with excellent views of the Pyrénées, the property comprises an elegant chateau, a farmhouse, stables, barns and a chai.

Although in need of some updating and renovation, the chateau can be lived in straight away... and once restored, it could be perfect for a boutique hotel or a stylish Bed and Breakfast business. After renovation works, the farmhouse would be ideal to rent out as a gîte or for B&B suites.

With Atlantic beaches to the west and ski resorts to the south, the property could also be used for

### ENERGY - DPE



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 foncière: 2593 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

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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 (250m<sup>2</sup>) and farmhouse (150m<sup>2</sup>) 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;...