

Ref: A3735 I CEL64

Price: 599 000 EUR

agency fees to be paid by the seller

CONTRACT SIGNED - CHÂTEAU & FARMHOUSE TO RENOVATE + STABLES & BARNS + 22-HECTARE ESTATE + MOUNTAIN VIEWS!



INFORMATION

Town: Pau

Department: Pyrénées-Atlantiques

Bed: II

Bath: 4

Floor: 400 m²

Plot Size: 228670 m2













IN BRIEF

CONTRACT SIGNED - 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 château, a farmhouse, stables, barns and a chai.

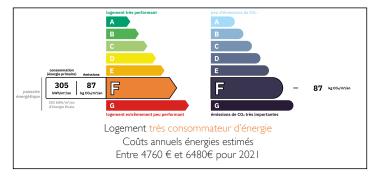
Although in need of some updating and renovation, the château can be lived in straight away... and once restored, it could be perfect for a boutique hotel or a stylish Bed and Breakfast business. After renovation works, the farmhouse would be ideal to rent out as a gîte or for B&B suites.

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

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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







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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 (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;...