

## Fully renovated castle on 14 hectares of land



## INFORMATION

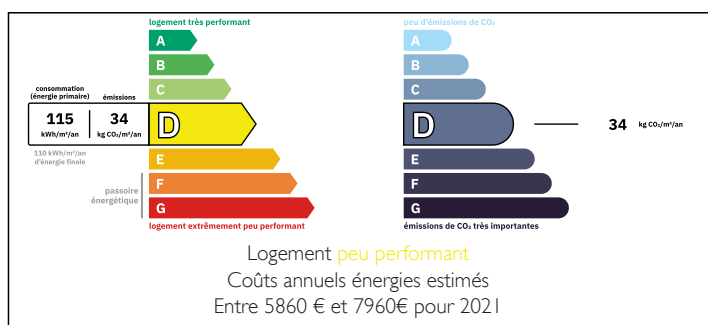
Town:	Pau
Department:	Pyrénées-Atlantiques
Bed:	9
Bath:	8
Floor:	657 m2
Plot Size:	145000 m2

## IN BRIEF

Located near Pau city center, this 19th-century castle offers all modern comforts thanks to a quality restoration, all in the middle of a large wooded park. Perched on a hillside, this peaceful haven also offers views of the King Henry IV's castle and the Pyrenees mountains.

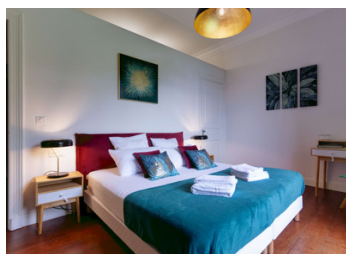


## ENERGY - DPE



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 habitation: EUR

## NOTES

## DESCRIPTION

This magnificent château was built towards the end of the 19th century in the middle of a historic estate overlooking the city of Pau. It has been completely renovated over the last twenty years to offer an ideal retreat just a few minutes from the city center.

This building, designed by a renowned architect of the time, consists of three levels and a basement.

The garden level consists of a majestic entrance hall, two large reception rooms, a dining room with fitted kitchen, a winter garden, a veranda and another reception room located in the south wing.

Upstairs there are a total of nine bedrooms, eight with en-suite bathrooms and two with terraces. Each is uniquely designed and decorated, worthy of a luxury hotel.

The basement, meanwhile, was once used as a wine cellar, as evidenced by the vaulted ceilings.

For the technical part, the roof has been redone, the majority of the windows are double glazed, the electricity has been brought up to standard and the heating system has been completely overhauled.

This castle is located in the heart of a park including many rare species, paths and fountains, as well as the ruins of old historic buildings.

This property is offered for sale fully furnished and is ready to welcome its new inhabitants, no work is required.

Travel time :

School and shops : 5 minutes

Pau city center : 5 minutes

Pau airport : 25 minutes

Golf course : 10 minutes

Ski resorts : 1h

Beach : 1h30

Spanish border : 1h20

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Information about risks to which this property is