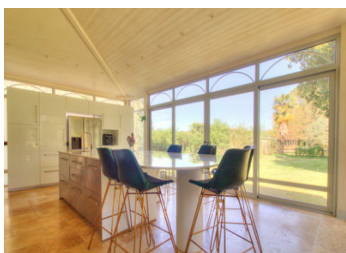
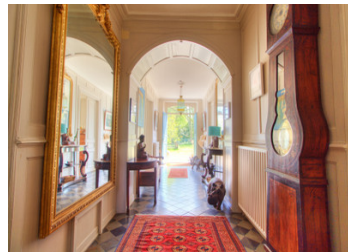


UNIQUE 19th-CENTURY CHÂTEAU NEAR PAU + GÎTE + COTTAGE TO RENOVATE + POOL + 1.5 HECTARES + MOUNTAIN VIEWS...



INFORMATION

Town:	Pau
Department:	Pyrénées-Atlantiques
Bed:	10
Bath:	7
Floor:	500 m2
Plot Size:	16044 m2

IN BRIEF

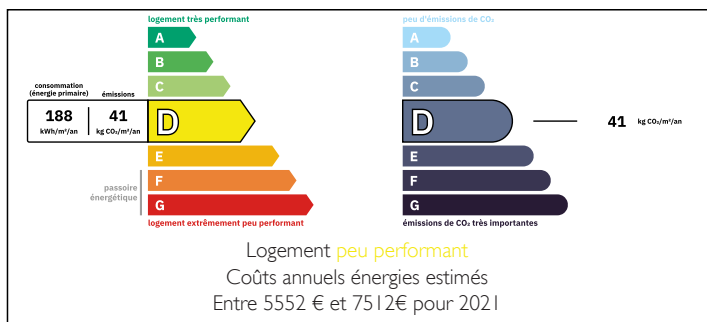
Located just 15 minutes away from Pau, this unique chateau is surrounded by 1.5 hectares of delightful woodland grounds and has a superb saltwater swimming pool, a gîte ready to rent out, a cottage to renovate and three barns (one of 200m² x 2).

Retaining its 19th-century character, this stylish chateau is perfect for a large family home or for transforming into a boutique hotel, a country restaurant, a spa and wellness centre, prestigious headquarters for a company...

Should you be hoping to run events, you should be able to get authorisation for weddings, conferences, wine-tasting courses, cookery workshops, activity holidays, yoga retreats... and even Murder Mystery weekends!

Located within walking distance of a village with a boulangerie, shops, restaurants and a pub, the

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.



DESCRIPTION

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Built in 1836, this super château was commissioned by a French writer when he returned to France from Mexico. Inspired by the architectural styles he saw during his time there, the main building includes an unusual octagonal tower and a vast first-floor terrace overlooking the grounds. Much of the château has been renovated by the current owners, whose stylish restorations honour the building's unique heritage.

Set in superb woodland grounds of 1.5 hectares, this delightful property includes the four-storey château (approx. 500m²), a poolhouse-style gîte (approx. 80m²), a cottage to renovate (approx. 40m²) and three barns (approx. 340m² x 2). Ideal for a family home, a luxurious holiday home, the property offers numerous possibilities, especially if you also hope to use it for a commercial project or tourism-related business.

At the entrance to the property, decorative metal gates open into a private drive - and to the left of the entrance is a two-storey cottage, which has been partially renovated. It is an ideal size for a guest cottage or a gîte. There is ample space for parking several cars near the main building, or the barns could be used for covered parking.

Stone steps lead up to the château's front door, which opens into an entrance hall with two sitting rooms to the left and a third sitting room to the right. Behind the sitting room to the right is a dining room, which opens into a light and airy conservatory with a fabulous central island...

LOCAL TAXES

Taxe foncière: 3507 EUR

Taxe habitation: EUR

NOTES