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## 12-Hectare Chateau Estate

1 050 000 € [ Fees paid by the seller ]



- Reference : AF25732
- Number of rooms : 25
- Number of bedrooms : 12
- Living space : 1 200 m<sup>2</sup>
- Land size : 12 000 m<sup>2</sup>
- Local taxes : 1 010 €



Located 10 mins from Pau city centre is this 12-hectare estate comprising a 750m<sup>2</sup> chateau, outbuildings of 500m<sup>2</sup> and 230m<sup>2</sup>, a 50m<sup>2</sup> caretaker's cottage and a swimming pool. Set in a quiet location with a breathtaking view of the Pyrenees, it is perfect for those seeking a country estate without being far from the city.

A 600m private track from the main road leads across woods and pastures to this château nestled in the greenery.

Three hectares of the land, once authorisation granted, may be replanted with grapevines and eventually classed as "Appellation Contrôlée", the highest grade accorded, to the area's renowned Jurançon white wine.

The property was constructed between the 16th and 17th centuries and is characterised by its refined architecture with a tower, a remarkable crested roof, beautiful facade and exceptional panorama.

You will be at 350m altitude.

The chateau:

The ground floor has an entrance hall with a staircase serving the upper floors. You will appreciate the spacious living and dining room with fireplace, reception room, east-wing staircase, toilet, kitchen, study and toilet.

The first floor has two hallways, four bedrooms, four bathrooms and five toilets.

The second floor corridor serves two bedrooms, a bathroom, toilet, three bedrooms with wash basin and an independent apartment consisting of an entrance hall, two bedrooms, a sitting room, bathroom and toilet.

The third floor has the keep, a bedroom and attic.

The château is south-west facing with a view of the Pyrenees and the rolling hills of the Jurançon.

The outbuildings:

Located at the western edge of the chateau, they form an ensemble as follows:

A character house, stone-built with a slate roof covering, 220m<sup>2</sup> of living space on one floor (with one room alone measuring 120m<sup>2</sup>), a bedroom, toilet and kitchen. The loft, with authorisation, may be converted.

A second character house, also stone-built with a slate roof covering has 400m<sup>2</sup> of living space over two floors plus a loft.

A 50m<sup>2</sup> caretaker's apartment has three rooms, a bathroom and a terrace.

A small stone pavillon of 20m<sup>2</sup>.

A barn has an 85m<sup>2</sup> footprint.

There is a 45m<sup>2</sup> garage and a 35m<sup>2</sup> workshop.

This magnificent estate will require some work to modernise it, notably wiring, insulation, heating, the facade and sewage system.

This chateau estate will suit those in search of peace and quiet or for a professional project.

You will be 10 mins from the city centre of Pau, 15 mins from airport, 3 golf courses 10 mins away, 45 mins from skiing and 1h from Biarritz and from Spain.

**ENERGY CONSUMPTION :** F (276)

**GREENHOUSE GAS :** F (81)