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## 18th century manor south of Pau

**595 000 €** [ Fees paid by the seller ]

- Reference : AF25893
- Number of rooms : 10
- Number of bedrooms : 6
- Living space : 500 m<sup>2</sup>
- Land size : 16 000 m<sup>2</sup>
- Local taxes : 2 300 €



Located 20 minutes from Pau, this 18th century manor has a living space of 500 m<sup>2</sup> and is composed of 6 bedrooms with bathrooms, 3 sitting rooms, a dining room, a small study/library, terraces and cellars, as well as a workshop, garages and 400 m<sup>2</sup> of outbuildings. The tree-filled garden (16000 m<sup>2</sup>) is entirely fenced in. Ideal for a large family or B&B.

You're going to love everything about this property: its situation, its authenticity, the large rooms, the peace and quiet and the clear views of the countryside and Pyrenees.

The entrance hall (30 m<sup>2</sup>) gives onto 2 sitting rooms (14 m<sup>2</sup> & 32 m<sup>2</sup>) with fireplaces and onto the library (10 m<sup>2</sup>).

To the left is a dining room (37 m<sup>2</sup>) with a beautiful fireplace and then another sitting room (37 m<sup>2</sup>) with a pellet-burning heater.

This space is followed by a fully-fitted kitchen (31 m<sup>2</sup>) with a fireplace and then a pantry (14 m<sup>2</sup>) for your canned food.

There is also a workshop (20 m<sup>2</sup>) nearby.

The magnificent staircase in the entrance hall leads to the first floor which has 6 bright bedrooms (14 m<sup>2</sup>, 2 x 16 m<sup>2</sup>, 2 x 32 m<sup>2</sup>, 33 m<sup>2</sup>) with either a bathroom or shower-room and magnificent views of the Pyrenees and the garden with its hundred-year-old trees, fishpond and copse.

Like most dwellings from the epoch, there is a small chapel (4 m<sup>2</sup>).

On the second floor there is a lovely 28 m<sup>2</sup> bedroom with a bathroom.

Outside, the outbuildings (400 m<sup>2</sup>) are in very good condition and could easily be converted to your needs and desires.

The wonderful garden is planted with trees, some more than a hundred years old. There is also a closed basin and a fishpond.

A swimming pool can be built.

The slate tiled roof is in perfect condition.  
Heating is provided by an oil-fired boiler (Buderus) and a pellet-burning heater.  
The property is connected to mains drainage.

This wonderful manor will allow you to enjoy a dwelling with character and full of history, in a rural setting and near Pau.

Located 20 minutes from Pau; 5 min from all conveniences; an hour from a ski resort, Spain and Biarritz.

ENERGY CONSUMPTION : E (233)

GREENHOUSE GAS : E (68)