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## 13ha Equestrian Estate

1 129 000 € [ Fees paid by the seller ]



- Reference : AF26110
- Number of rooms : 10
- Number of bedrooms : 4
- Living space : 360 m<sup>2</sup>
- Land size : 100 000 m<sup>2</sup>
- Local taxes : 978 €



Located 15 mins south of the city of Pau is this 16th century estate for sale with 13 hectares of grounds including 1 hectare of Appellation Contrôlée vineyards. There are 360m<sup>2</sup> of habitable space including four bedrooms, three bathrooms, a living/dining room, independent kitchen, an apartment to renovate, garage, outbuildings, two stables with thirteen boxes and a 5x12m swimming pool.

The main house is in good condition is comprised of: a spacious 19m<sup>2</sup> entrance hall which serves a pleasant 36m<sup>2</sup> sitting room with fireplace. Opposite and to the right of the entrance is a 37m<sup>2</sup> grand dining room with majestic fireplace; this space leads to the 29m<sup>2</sup> kitchen and 16m<sup>2</sup> larder, a 2.5m<sup>2</sup> toilet and 29m<sup>2</sup> study.

A raised level has a 14m<sup>2</sup> dressing room as well as a 5m<sup>2</sup> bathroom and a 10m<sup>2</sup> laundry room.

A staircase leads up to a landing serving four bedrooms (14m<sup>2</sup>, 15m<sup>2</sup> and two of 20m<sup>2</sup>), two bathrooms (6m<sup>2</sup> and 13m<sup>2</sup>), a 1.6m<sup>2</sup> toilet and an 11m<sup>2</sup> study.

There is a 42m<sup>2</sup> apartment to renovate.

Continuing on from the main building is a storage cellar, stable, 40m<sup>2</sup> garage, a hayloft, an outbuilding (easily convertible to extra habitation) and a dovecot.

Outside is a 5x12m salt-treated swimming pool with a 26m<sup>2</sup> pool house.

There are 300m<sup>2</sup> of outbuildings with 13 horse boxes and a storage hangar.

This magnificent manor house is in good condition with a slate roof covering, fuel heating and an individual sewage system.

This idyllic location awaits you and your family to make it your new home. Perfect for an equestrian activity.

You will also have the unique opportunity to produce your own personal wine with a hectare of planted vines (AOC Jurançon).

This rare property is close to all commerce and services, 15 mins from Pau, 1h from Biarritz and from skiing and 15 mins from motorway access.

ENERGY CONSUMPTION : **F (270)**

GREENHOUSE GAS : **F (77)**