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## Chateau for sale in Pyrénées-Atlantiques

Ger , Pyrénées-Atlantiques , Nouvelle Aquitaine



# €486,000

inc. of agency fees

7 Beds      230 sqm      0.13 ha

Located in the heart of a charming village 40 mins south of Pau is this superbly renovated 230m<sup>2</sup> manor house for sale. It proposes...

### At a Glance

Reference MFH-ADF1626199

Bed 7

Land 0.13 ha

Near to Ger

Pool No

Price €486,000

Hab.Space 230 sqm

Land Tax N/A

### Property Description

Located in the heart of a charming village 40 mins south of Pau is this superbly renovated 230m<sup>2</sup> manor house for sale. It proposes seven bedrooms, a sitting room, dining room, fitted kitchen, storage cellar, two walk-in wardrobes, a washroom, a terrace, two outbuildings and a 1400m<sup>2</sup> garden with trees and view of the mountains.

Rich in history, this manor house has retained its authentic character due its perfect renovation: ceilings,

floors, decor, marble fireplaces and visible roof framework, all of which merit it to be a listed building in this remarkable area.

The 14m<sup>2</sup> entrance hall serves the 20m<sup>2</sup> kitchen, fitted perfectly and with corner dining area.

A passageway serves a section reserved for kitchen storage.

Next, a staircase leads to the storage cellar and laundry room where the heating boiler and hot water storage tank are located, as well as a wine cellar.

The entrance hall also serves the spacious, 83m<sup>2</sup> dining room, heated by a magnificent Italian masonry wood burner which provides 12 hours of heat.

Continuing on is the 28m<sup>2</sup> sitting room with wood burner where you will relax and enjoy the view of the grounds and mountains.

A washroom, toilet and walk-in wardrobe complete the ground floor.

A wooden staircase leads up to a landing and a 15m<sup>2</sup> corridor serving four bedrooms (13m<sup>2</sup>, two of 14m<sup>2</sup> and 15m<sup>2</sup>) and a 6 m<sup>2</sup> walk-in wardrobe which serves a bedroom which has access to a splendid terrace with view of the grounds and mountains.

There is a currently unused space which has necessary plumbing to create a washroom.

All these rooms are equipped with iron radiators which diffuse heat.

The stairs lead up again to the second floor and the 16m<sup>2</sup> landing/sitting room/library where you can admire the roof framework.

A 12m<sup>2</sup> corridor serves a toilet, three bedrooms (two of 9m<sup>2</sup> and 12m<sup>2</sup>) with views of the mountains.

Outside, the outbuildings (old livestock barns) measure 90m<sup>2</sup> and may be easily be converted to more living space.

The grounds are fenced, landscaped and have trees, have no overlooking neighbours and are very pleasant. At the end of the grounds is a second outbuilding, measuring 120m<sup>2</sup> which may also be used as you see fit.

The property is connected to the sewage mains. The roof is covered in slate and is in excellent condition. The insulation is ecological (wood wool). All windows are double glazed.

You will like the charm, character and authenticity of this property, rare in this location.

This property is classed as C in energy efficiency due to its double glazing, perfect insulation, underfloor heating, solar panels providing hot water and double flux centralised air extraction system. It makes a perfect union of historical charm and modernity.

Several projects could be envisaged: chambre d'hôtes, large family...

You will be close to all commerce and services, 1h30 from Biarritz, 1h from skiing, 30 mins from airport, 15 from motorway access and 20 mins from golf course.

## Summary

Property type:	Chateau
Bedrooms:	7
Price	€486,000

## Key Information

Internal Area:	230 sqm
Land Area:	0.13 ha

## Location: Nouvelle Aquitaine



## Gallery



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