

[Click to view MFH-ADF1625732](#)

Chateau for sale in Pyrénées-Atlantiques

Pau , Pyrénées-Atlantiques , Nouvelle Aquitaine



€1,050,000

inc. of agency fees

12 Beds 1200 sqm 1.2 ha

Located 10 mins from Pau city centre is this 12-hectare estate comprising a 750m² chateau, outbuildings of 500m² and 230m², a 50m²...

At a Glance

Reference	MFH-ADF1625732	Near to	Pau	Price	€1,050,000
Bed	12	Pool	No	Hab.Space	1200 sqm
Land	1.2 ha			Land Tax	N/A

Property Description

Located 10 mins from Pau city centre is this 12-hectare estate comprising a 750m² chateau, outbuildings of 500m² and 230m², a 50m² 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, 220m² of living space on one floor (with one room alone measuring 120m²), 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 400m² of living space over two floors plus a loft.

A 50m² caretaker's apartment has three rooms, a bathroom and a terrace.

A small stone pavillon of 20m².

A barn has an 85m² footprint.

There is a 45m² garage and a 35m² 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.

Summary

Property type:	Chateau
Bedrooms:	12
Price	€1,050,000

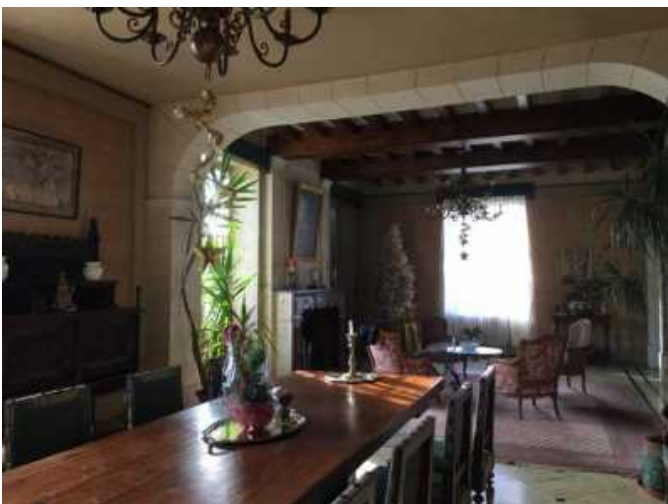
Key Information

Internal Area:	1200 sqm
Land Area:	1.2 ha

Location: Nouvelle Aquitaine



Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates