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## House for sale in Pyrénées-Atlantiques

Mauléon-Licharre , Pyrénées-Atlantiques , Nouvelle Aquitaine



# €920,000

inc. of agency fees

9 Beds      600 sqm      7.9 ha

Located 35 minutes from Saint Jean Pied de Port, in the heart of the Basque Country, this château from the 18th century measures 600...

### At a Glance

<b>Reference</b>	MFH-ADF1625834	<b>Near to</b>	Mauléon-Licharre	<b>Price</b>	€920,000
<b>Bed</b>	9	<b>Pool</b>	No	<b>Hab.Space</b>	600 sqm
<b>Land</b>	7.9 ha			<b>Land Tax</b>	N/A

### Property Description

Located 35 minutes from Saint Jean Pied de Port, in the heart of the Basque Country, this château from the 18th century measures 600 m<sup>2</sup> and is composed of an entrance hall, a dining room, a living room, an equipped kitchen, a study, a servants' hall, 5 bedrooms with a private bathroom or shower-room, a huge attic suitable for conversion, big outbuildings, two self-contained gites (75 m<sup>2</sup> & 98 m<sup>2</sup>) and 3 loose boxes for horses on a magnificent tree-filled park and adjoining meadows of 7,9hectares.

You're going to immediately be charmed by the geographic situation of this property, its authenticity, its large rooms, the peace and quiet and the magnificent views of the surrounding countryside and mountains.

This château has the beautiful symmetrical architecture of the Renaissance. Flanked by a cylindrical turret and two pavilions on the west façade. More striking features can be found in the dormer windows with stone struts and triangular mullioned windows on the lower floor with interior shutters.

Of particular interest, a lasting reminder of its family history remains in the stone slab above the front door, carved with the family's coat of arms, Basque engravings and scenes of hunting, all recalling the long history of this once noble estate.

The magnificent 38 m<sup>2</sup> entrance hall gives onto a 38 m<sup>2</sup> dining room, a 37 m<sup>2</sup> living room with a fireplace, an 11 m<sup>2</sup> kitchen, another spacious 32 m<sup>2</sup> kitchen, a 27 m<sup>2</sup> study and a toilet.

A lovely staircase leads to a 32 m<sup>2</sup> landing that gives onto 2 bedrooms (20 m<sup>2</sup> & 40 m<sup>2</sup>), a 19 m<sup>2</sup> bathroom, an 11 m<sup>2</sup> walk-in closet and another 8 m<sup>2</sup> room.

The second floor has a 15 m<sup>2</sup> landing that gives onto 2 bedrooms (22 m<sup>2</sup> & 38 m<sup>2</sup>), a 3.3 m<sup>2</sup> bathroom, a 34 m<sup>2</sup> open space and a fifth bedroom with a washbasin.

The attic and the turret can be converted into additional bedrooms.

On the north side, separated by a stone wall with a nice iron gate, are the huge outbuildings. A part was converted into two self-contained gites (75 m<sup>2</sup> & 98 m<sup>2</sup>) and into 3 loose boxes.

This property is in good overall condition, with oil-fired central heating and double-glazing everywhere. The west side of the roof was raised a few years ago. Drainage is individual and not up-to-code.

The environment of this impressive estate is absolutely extraordinary. Situated in the foothills of the Basque Pyrenees, a few kilometres from a town, each window has peaceful and pastoral views.

In a region rich in cultural and natural beauty, this château will charm anyone looking for an authentic retreat near the Pyrenees with easy access to countless outdoor activities.

Located 10 minutes from all conveniences; 35 min from Spain; 75 min from the airport of Biarritz.

## Summary

Property type:	House
Bedrooms:	9
Price	€920,000

## Key Information

Internal Area:	600 sqm
Land Area:	7.9 ha

## Location: Nouvelle Aquitaine



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