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Chateau for sale in Pyrénées-Atlantiques

Ger , Pyrénées-Atlantiques , Nouvelle Aquitaine



€595,000

inc. of agency fees

6 Beds 500 sqm 1.6 ha

Located 20 minutes from Pau, this 18th century manor has a living space of 500 m² and is composed of 6 bedrooms with bathrooms, 3 sitting...

At a Glance

Reference	MFH-ADF1625893	Near to	Ger	Price	€595,000
Bed	6	Pool	No	Hab.Space	500 sqm
Land	1.6 ha			Land Tax	N/A

Property Description

Located 20 minutes from Pau, this 18th century manor has a living space of 500 m² 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 m² of outbuildings. The tree-filled garden (16000 m²) 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 m²) gives onto 2 sitting rooms (14 m² & 32 m²) with fireplaces and onto the library (10 m²).

To the left is a dining room (37 m²) with a beautiful fireplace and then another sitting room (37 m²) with a pellet-burning heater.

This space is followed by a fully-fitted kitchen (31 m²) with a fireplace and then a pantry (14 m²) for your canned food.

There is also a workshop (20 m²) nearby.

The magnificent staircase in the entrance hall leads to the first floor which has 6 bright bedrooms (14 m², 2 x 16 m², 2 x 32 m², 33 m²) 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 m²).

On the second floor there is a lovely 28 m² bedroom with a bathroom.

Outside, the outbuildings (400 m²) 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.

Summary

Property type:	Chateau
Bedrooms:	6
Price	€595,000

Key Information

Internal Area:	500 sqm
Land Area:	1.6 ha

Location: Nouvelle Aquitaine



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