

[Click to view MFH-ADF1625893](#)

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

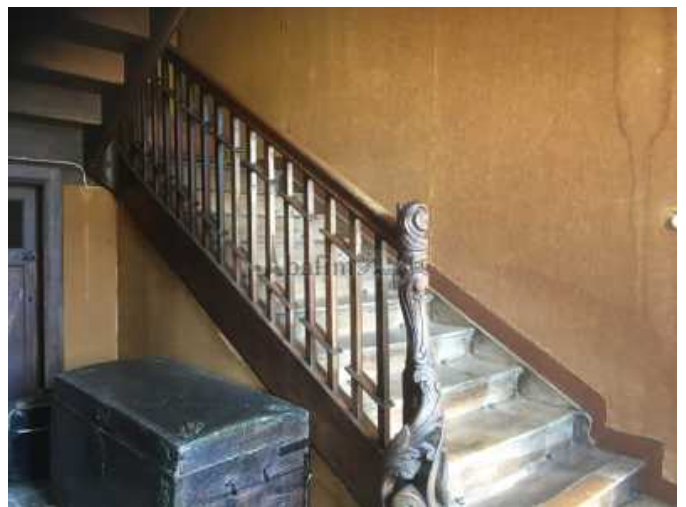
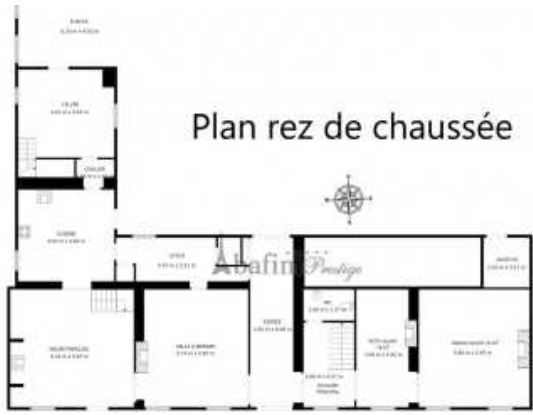
| | |
|----------------|---------|
| Internal Area: | 500 sqm |
| Land Area: | 1.6 ha |

Location: Nouvelle Aquitaine



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