

**Gracious Napoleon III Chateau, packed with original features, on approx 11.5HA**



**€ 945000 fai**

**FCH1082**

Less than 15 minutes from the Bordeaux / Pau motorway exchange, this estate offers tremendous potential for business ventures, from a luxury B&B or gite to equestrian projects thanks to the existing stables, woodland and meadows

Measuring approximately 400m<sup>2</sup>, living accommodation is arranged over two floors. On the ground floor a central corridor leads off to 4 reception rooms, each with a striking original fireplace and decorative ceiling plaster work. Two kitchens, a shower room, WC and Utility room complete the ground floor.

Sweeping up the wooden staircase, one finds a large central corridor culminating in the original glass paneled art room. 6 bedrooms, a large library, 2 ensuite bathrooms and a further separate WC are also located on this floor. From here, one can access the immense roof space and former staff bedrooms which offer great potential for additional accommodation.

Major renovations were carried out progressively since the late 90's / early 2000's and the property is in overall good order. The roof was replaced in 1997, and a recently appointed Wood Pellet Central heating system (stocking capacity of 8 tonnes) provides warmth and abundant hot water at an economic rate.

The grounds are composed of 2 HA of gardens with a number of established trees, a decorative pond and fragrant wisteria bathing the south facing terrace in welcome shade. The remaining 9.5HA run to the rear of the property and would be ideal for an Equestrian project, (the famous race course at Pau is 50 minutes from the property). The vast stone outbuildings are

composed of a former wine press, two stables, a workshop and garage. The buildings form an attractive U shape, and would be ideal transformed into reception venues should one be seeking to create a hospitality project.

Nogaro, famous for its Racing Car Circuit and Historical Race Car Festival, is reached within 10 minutes. A Light Aircraft airstrip can also be found at the Nogaro circuit and the Aire sur l'Adour Aviation Club is just 15 minutes drive from the property. The picturesque town of Marciac, mecca for Jazz enthusiasts with its annual international festival, is located 35 minutes away. The riverside town of Aire sur l'Adour, with a lively bi-weekly market and UNESCO heritage church, is a mere 15 minutes drive and has access to the A65 linking it directly to both Pau and Bordeaux. Ski slopes and the Atlantic coast both accessible within 90 minutes.

Information on the risks to which this property is exposed is available on the website Géorisques - <https://www.georisques.gouv.fr>

## Property Features

### Additional Information

Habitable Space : 400 m <sup>2</sup>	No of Rooms Total : 14	No. Reception Rooms : 5	No. of Bedrooms : 6
Bathrooms : 2	Shower Rooms : 1	W.Cs : 4	Utility Room : Yes
Tax Fonciere : € 1500.00	Heating : Recent Wood Pellet Central Heating	Hot Water : Heated with Wood Pellet Circuit	

### Construction

Year : 1871	Type : Residential
Roof : Re-roofed circa 1997.	

### Services

Tele / ADSL : Yes / Yes	Drainage : Septic Tanks
Glazing : Original	Eco Features : Wood Pellet Circuit

### Grounds

Land Area : 113791 m <sup>2</sup>	Boundary : Partially Enclosed
Terrace : Yes	Garden Well : Yes
Garage : In Barn	Car Port : Yes
Swimming Pool : No	
Outbuildings : Approx 1000m <sup>2</sup> of outbuildings including Stables	

### Ancillary Buildings

The Considerable complex of Stone Outbuildings measures approx 1000m<sup>2</sup>. Includes: Workshop Stable Block Horse Box x2 Garage Former Winery Orangery

**For Further Information, please contact.**

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