

## **An Elegant & Quintessentially French Château on 2.2HA with Pool & Outbuildings**



**€ 840000 fai**

**FCH974**

This elegant and quintessentially French Château is a rare find. Dating back to the late nineteenth century, the classic architecture flanked by two turreted round towers is typical of French design in the twilight of the Second Empire. The Château sits at the end of a long drive, surrounded by 2.2HA of private grounds. The Estate includes an attractive two story barn, a 5m x 11m swimming pool and a charming 'cottage' inspired pool house with summer kitchen.

Most of the period features in this enormously appealing Chateau have remained looked after and untouched, offering an incredible palette to any interior design enthusiast seeking to revive an authentic French property.

Set over four floors, the Chateau comprises five reception rooms and eight bedrooms. Whilst some interior refreshment should be envisaged, the property is currently used and cherished as a substantial family home. The main roof was revised in June 2022, with new zinc gutters added at this point. The liner of the swimming pool was replaced in 2010.

This picture book Château with its elegant proportions and beautifully light rooms is ideally situated within walking distance of all amenities in the highly desirable market town of Saint Sever, just 15 minutes from the prefecture town of Mont de Marsan; approximately one hour from the cosmopolitan coastal resorts of Les Landes and within 2 hours drive of the ski slopes of the Pyrenees mountains; this chateau is ideally placed to suit either a main residence or a holiday home with summer and winter activities close by or to create a successful hospitality project. Pau airport 60 minutes (with 10 daily flights to Paris);

International Flights from Biarritz and Lourdes / Tarbes airport 1 hour 30 minutes; Bordeaux airport under 1 hour 45. SNCF Railway station at Mont de Marsan, 15 minutes.

This elegant Château is rare on the market and French Character Homes is delighted to be marketing it.

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 : 480 m <sup>2</sup>	No of Rooms Total : 13	No. Reception Rooms : 5	No. of Bedrooms : 8
Bathrooms : 2	Shower Rooms : 2	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 5018.00	Heating : Town Gas Central Heating	Hot Water : Town Gas	

### Construction

Year : 1882	Type : Residential
Roof : Revised in June 2022	

### Services

Tele / ADSL : Fibre Optic Available	Drainage : Mains Drains
Glazing : Single	Eco Features :

### Grounds

Land Area : 22000 m <sup>2</sup>	Boundary : Partially Enclosed
Terrace : No	Garden Well : Yes
Garage : No	Car Port : Hangar
Swimming Pool : 11m x 5m chlorine; New liner in 2010	
Outbuildings : Barn; Hangar; Pool House	

### Ancillary Buildings

Substantial 2 story barn, ideal for conversion into Gite. Pool house with summer kitchen.

**For Further Information, please contact.**

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