

**Find Supreme Peace and Privacy at this Glorious 19th Century Chateau**



**€ 990000 fai**

**FCH1054**

Tucked away at the end of a private driveway, this Chateau in the picturesque South West of France offers a serene retreat on just over 13.7 hectares of lush woodlands and parkland. Boasting 476 m<sup>2</sup> of living space and an attic ripe for conversion, the property presents a unique opportunity for both relaxation and development.

With its historic charm and modern amenities, the Chateau features original details such as Carreaux de Ciment flooring and elegant "boiserie". This property has served as a much loved family home for a number of years, and is now coming onto the market exclusively with French Character Homes. Flooded with natural light, the spacious rooms provide an inviting atmosphere for family gatherings or entertaining guests. Some work should be envisaged to bring the Chateau up to contemporary tastes, such as redoing bathrooms or adding en-suites, but the building itself offers tremendous appeal to anyone willing to undertake some renovation.

On the groundfloor one finds a large entrance hall, drawing room, dining room, family kitchen, morning room and generous utility room together with a WC and shower. On the first floor seven double bedrooms, a family bathroom and separate shower, office space and en-suite to the master bedroom complete the ensemble. However, this is not the only living space available. A discreet staircase takes you to a spectacular roof terrace that provides uninterrupted views out over the rolling landscape of the

Chalosse countryside - and the perfect spot to stargaze long into the night on summer evenings. From the roof terrace, the tower offers two rooms to use as you see fit - an observatory perhaps ? A hidden library or simply a secret, quiet place in which to retreat and contemplate....

Outside, a large saltwater pool surrounded by a natural stone terrace offers a refreshing oasis on sunny days. Architectural plans for a separate guest house within the barn further enhance the property's potential, making it ideal for both residential living and commercial ventures.

Conveniently located near several charming market towns including Saint Sever and Eguenie les Bains, this Chateau offers easy access to amenities while still providing a tranquil escape. With proximity to major transportation hubs, including Pau and Bordeaux airports, the property ensures seamless connectivity to the rest of the world.

Discover the timeless beauty and endless possibilities of this enchanting Chateau, where every moment is an opportunity to create cherished memories in the heart of the gentle countryside of South West France.

Location: 20 minutes from the rail line at Mont de Marsan, 70 minutes from Atlantic Ocean; 2hrs dor to door to the Ski Slopes. Pau Airport 55 minutes; Biarritz Airport 1 hour 20 minutes; Bordeaux airport 1 hour 45 minutes. Proximity to a number of pretty market towns, excellent restaurants & tourist sites including Saint Sever (4 minutes) Eugenie les Bains (15 minutes), Hagetmau (15 minutes). Motorway at Aire sur l'Adour (25 minutes) & Mont de Marsan (25 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 : 476 m <sup>2</sup>	No of Rooms Total : 11	No. Reception Rooms : 3	No. of Bedrooms : 8
Bathrooms : 2	Shower Rooms : 1	W.Cs : 3	Utility Room : Yes
Tax Fonciere : € 0.00	Heating : Oil Powered Central Heating	Hot Water : Electric	

### Construction

Year : 19th Century	Type : Residential
Roof : Slate and Terracotta Tiles	

### Services

Tele / ADSL : Yes / Yes	Drainage : Septic Tank
Glazing : Single	Eco Features :

### Grounds

Land Area : 137621 m <sup>2</sup>	Boundary :
Terrace : Yes plus Roof Terrace of 45m <sup>2</sup>	Garden Well :
Garage : Yes	Car Port : No
Swimming Pool : Built 2010; Inground; Saltwater	
Outbuildings : Barn (329m <sup>2</sup> over two floors); pool house; garage.	

### Ancillary Buildings

**For Further Information, please contact.**

Document non-contractuel Mandat 2405 1054

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