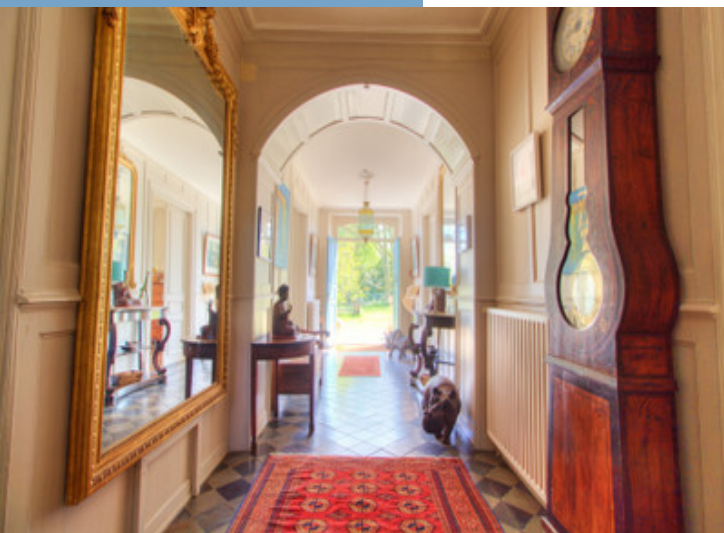




UNIQUE 19TH-CENTURY CHÂTEAU NEAR PAU +  
GÎTE + COTTAGE TO RENOVATE + POOL + 1.5  
HECTARES + MOUNTAIN VIEWS...

www.leggettprestige.com

UNIQUE 19TH-CENTURY  
CHÂTEAU NEAR PAU +  
GÎTE + COTTAGE TO  
RENOVATE + POOL + 1.5  
HECTARES + MOUNTAIN...



PROPERTY FACT FILE	
REFERENCE	A43940CEL64
PRICE	€ 970,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	7
ACCOMMODATION	500 m <sup>2</sup>
LAND	16044 m <sup>2</sup>
TOWN	Pau
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Country House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Other Drainage
<small>*Price based on current exchange rate which is subject to change</small>	



- Perfect for a splendid family home near Pau
- Huge business potential: gîte + cottage + barns
- Woodland grounds of 1.5 hectares with super pool
- Cycle to boulangerie, shops, school, pub, bistros
- Ski 50 mins; Total & International School 15 mins

UNIQUE 19TH-CENTURY  
CHÂTEAU NEAR PAU +  
GÎTE + COTTAGE TO  
RENOVATE + POOL + 1.5  
HECTARES + MOUNTAIN...

Ref : A43940CEL64

Located just 15 minutes away from Pau, this unique château is surrounded by 1.5 hectares of delightful woodland grounds and has a superb saltwater swimming pool, a gîte ready to rent out, a cottage to renovate and three barns (one of 200m<sup>2</sup> x 2).

## DESCRIPTION

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Built in 1836, this super château was commissioned by a French writer when he returned to France from Mexico. Inspired by the architectural styles he saw during his time there, the main building includes an unusual octagonal tower and a vast first-floor terrace overlooking the grounds. Much of the château has been renovated by the current owners, whose stylish restorations honour the building's unique heritage.

Set in superb woodland grounds of 1.5 hectares, this delightful property includes the four-storey château (approx. 500m<sup>2</sup>), a poolhouse-style gîte (approx. 80m<sup>2</sup>), a cottage to renovate (approx. 40m<sup>2</sup>) and three barns (approx. 340m<sup>2</sup> x 2). Ideal for a family home, a luxurious holiday home, the property offers numerous possibilities, especially if you also hope to use it for a commercial project or tourism-related business.

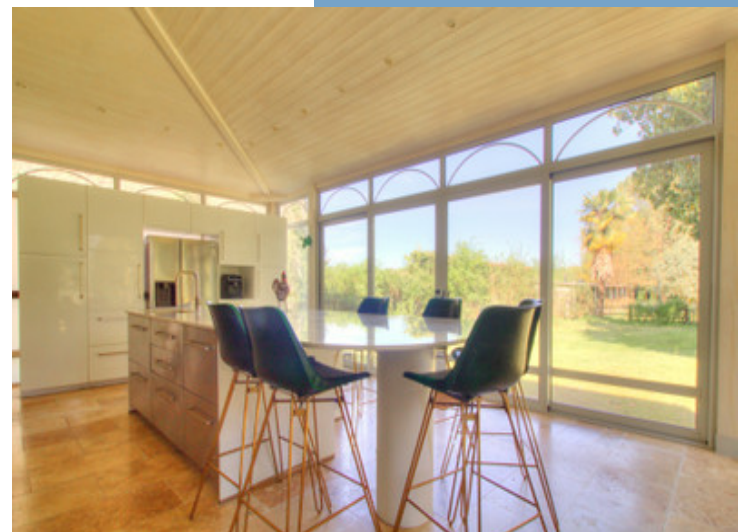
At the entrance to the property, decorative metal gates open into a private drive - and to the left of the entrance is a two-storey cottage, which has been partially renovated. It is an ideal size for a guest cottage or a gîte. There is ample space for parking several cars near the main building, or the barns could be used for covered parking.

Stone steps lead up to the château's front door, which opens into an entrance hall with two sitting rooms to the left and a third sitting room to the right. Behind the sitting room to the right is a dining room, which opens into a light and airy conservatory with a fabulous central island unit an...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43940CEL64>

COMPLETE FILE AND PHOTO ON REQUEST

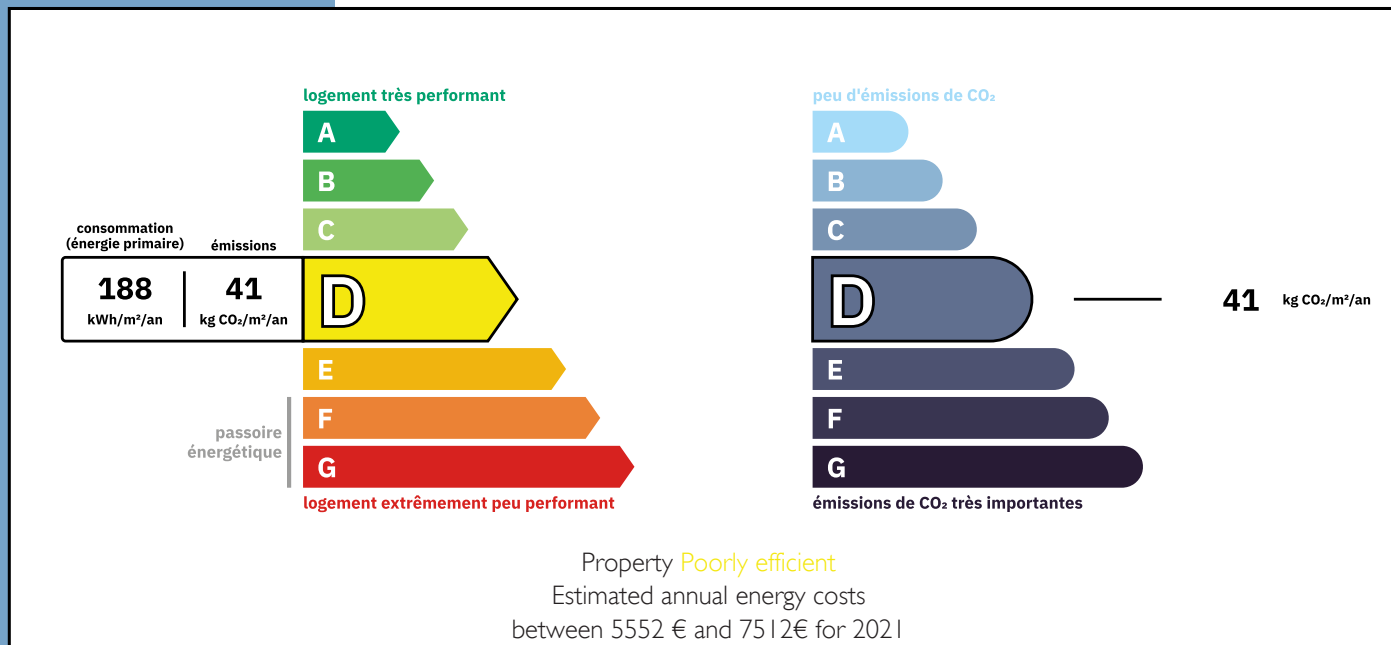


UNIQUE 19TH-CENTURY  
CHÂTEAU NEAR PAU + GÎTE  
+ COTTAGE TO RENOVATE -  
POOL + 1.5 HECTARES +  
MOUNTAIN...

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

Ref : A43940CEL64

## ENERGIE-DPE



## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A43940CEL64  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)