



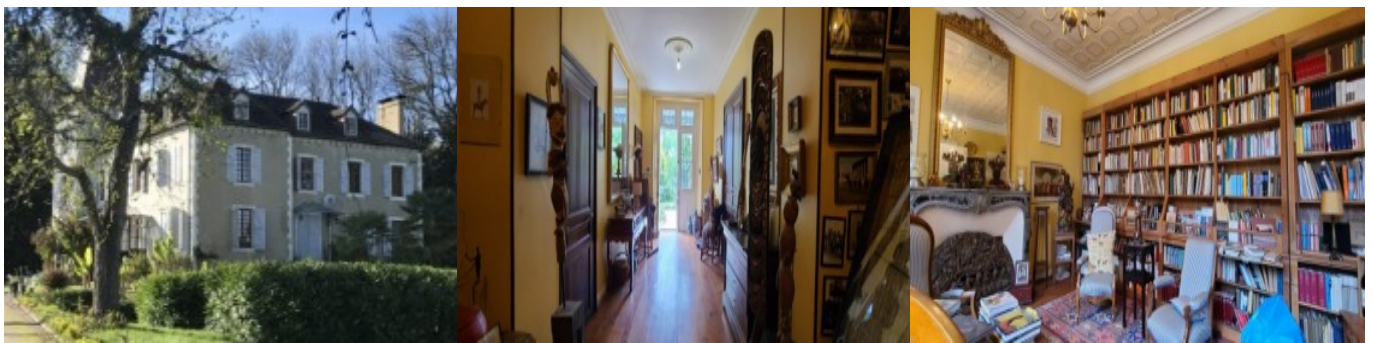
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Chateau 4ha Estate

798 000 € [Honorarios al vendedor]

- Referencia : AF26857
- Número de habitaciones : 15
- Número de habitaciones : 10
- Espacio habitable : 435 m²
- Superficie del terreno : 39 000 m²
- Impuesto sobre bienes inmuebles : 1 800 €



Located 40 mins from Pau and 30 mins from Tarbes is this 18th century chateau, situated in a dominant position and nestled amongst its 4 hectares of landscaped grounds and pastures where hundred year old trees dwell. Its 500m² of living space include seven bedrooms, two sitting rooms, a dining room, kitchen, three bathrooms, storage cellar, garage, wine cellar and horse boxes.

Behind the grand gateway, you will catch glimpses of this elegant building as it transports you to another time through its pretty landscaped grounds filled with trees.
Its capacity and volumes are an important selling point.

After a few steps, the 16m² entrance serves, to the right, the 30m² sitting room-library and 12m² smaller sitting room.

To the right of the entrance is 25m² room and continuing on is a 10m² vestibule which serves the 14m² sitting room and 29m² dining room, 8m² independent kitchen and a 4m² toilet.

A magnificent staircase leads up to a study-library, bedroom with bathroom and walk-in wardrobe, another bedroom with bathroom, a sitting room and a toilet.

The second floor has five bedrooms, a bathroom and a toilet.

There are lovely marble fireplaces in most of the rooms.

The basement has a garage, storage space, utility room and wine cellar.

The spacious, welcoming rooms have splendid marble fireplaces, wooden flooring and original doors in very good condition. A sublime central staircase serves the upper floors and high ceilings with plaster mouldings. The house is filled with charm and history.

Outside, there are 8 horse boxes

The property has an individual sewage system. Heating is provided by oil. Most windows are double glazed. There is a recent alarm system.

You will be 40 mins from Pau and 30 mins from Tarbes, 20 mins from the motorway, 1h30 from Biarritz and 30 mins from an airport.

CONSUMO DE ENERGIA :

E (225)

EMISIONES DE GASES DE EFECTO

E (62)

INVERNADERO :