SALE AGREED - ELEGANT TURN-OF-THE-CENTURY CHÂTEAU TO RENOVATE + GATEHOUSE + OUTBUILDINGS + 1.86 ACRES

INFORMATION

Town: Sauveterre-de-Béarn
Department: Pyrénées-Atlantiques
Bed: 12
Bath: 8
Floor: 750 m²
Plot Size: 7512 m²

IN BRIEF

Although in need of complete renovation, this vast property of 750m² has huge business potential - and it could not be more conveniently located between the Pyrénées, the Basque coast, Biarritz, Pau, Bordeaux, Toulouse and Spain! Set in nearly two acres of grounds, the château has a huge professional kitchen and is perfect for transforming into a fabulous wedding and events venue, a boutique hotel or a stylish Bed and Breakfast business. It could also be used as a stunning country residence for the new owners, with plenty of room for accommodating family and friends! The property would also be ideal for hosting activity holidays, wellness and yoga retreats, art and writing workshops, cookery and Jurançon wine-tasting courses... or even murder mystery weekends, Escape Games, balls and concerts! The château would also be ideal for a high-end property developer.

ENERGY - DPE

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.
DESCRIPTION

This impressive property is in desperate need of some Tender Loving Care! Located in a charming village in the beautiful Béarn, the new owners could transform the property into a splendid country residence, a wonderful wedding and events business, a stunning boutique hotel or a luxurious Bed and Breakfast business, guaranteeing discerning guests all year.

Built in the 1900s, this delightful château of 750m² is set in gardens and grounds of 7,512m² and has a professional kitchen, a gatehouse (89m²), numerous outbuildings and a splendid decorative fountain! Located in a rural village between Sauveterre-de-Béarn and Navarrenx, the property is perfect for creating a tourism-related business or for using as a luxurious family home or holiday home. Although in need of significant investment, the resulting property should be absolutely magnificent!

At the entrance gates to the château is a two-storey gatehouse/caretaker’s cottage (some refurbishment required), which the new owner could live in while the property is being renovated. A wide drive leads up to the front of the château and then continues around behind it to a carport and several outbuildings. The layout of the ground floor of the château includes a double-size sitting room, a double-size dining room, a library, a professional kitchen, a second smaller kitchen, a function room and five offices/studies. A utility room and laundry room are in an outbuilding accessible from the main kitchen.

Upstairs on the first and second floors, there are six spacious bedrooms and four smaller bedrooms, along with...

LOCAL TAXES

Taxe foncière: 1 127 EUR

NOTES