



13ha Equestrian Estate,

64000, Pyrénées-Atlantiques, Nouvelle-Aquitaine

€1,129,000

Ref: AF26110

* 4 Beds * 3 Baths * 360m2

Located 15 mins south of the city of Pau is this 16th century estate for sale with 13 hectares of grounds including 1 hectare of Appellation Contrôlée vineyards. There are 360m² of habitable space including four bedrooms, three bathrooms, a living/dining room, independent kitchen, an apartment to...

- DPE1: 270 DPE2: 77 Number of rooms: 10

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French Entrée 

Property Description

Located 15 mins south of the city of Pau is this 16th century estate for sale with 13 hectares of grounds including 1 hectare of Appellation Contrôlée vineyards. There are 360m² of habitable space including four bedrooms, three bathrooms, a living/dining room, independent kitchen, an apartment to renovate, garage, outbuildings, two stables with thirteen boxes and a 5x12m swimming pool.

The main house is in good condition is comprised of: a spacious 19m² entrance hall which serves a pleasant 36m² sitting room with fireplace. Opposite and to the right of the entrance is a 37m² grand dining room with majestic fireplace; this space leads to the 29m² kitchen and 16m² larder, a 2.5m² toilet and 29m² study.

A raised level has a 14m² dressing room as well as a 5m² bathroom and a 10m² laundry room.

A staircase leads up to a landing serving four bedrooms (14m², 15m² and two of 20m²), two bathrooms (6m² and 13m²), a 1.6m² toilet and an 11m² study.

There is a 42m² apartment to renovate.

Continuing on from the main building is a storage cellar, stable, 40m² garage, a hayloft, an outbuilding (easily convertible to extra habitation) and a dovecot.

Outside is a 5x12m salt-treated swimming pool with a 26m² pool house.

There are 300m² of outbuildings with 13 horse boxes and a storage hangar.

This magnificent manor house is in good condition with a slate roof covering, fuel heating and an individual sewage system.

This idyllic location awaits you and your family to make it your new home. Perfect for an equestrian activity.

You will also have the unique opportunity to produce your own personal wine with a hectare of planted vines (AOC Jurançon).

This rare property is close to all commerce and services, 15 mins from Pau, 1h from Biarritz and from skiing and 15 mins from motorway access.



