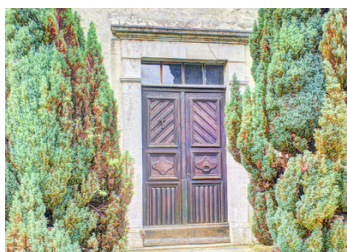


## SPLENDID SMALL CHÂTEAU & RELAIS DE POSTE TO RENOVATE + PIGEONNIER, STABLE, BARNs + 2 ACRES + MOUNTAIN VIEWS...



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Monein               |
| Department: | Pyrénées-Atlantiques |
| Bed:        | 10                   |
| Bath:       | 1                    |
| Floor:      | 590 m2               |
| Plot Size:  | 7939 m2              |



## IN BRIEF

Although in need of complete renovation, this huge, historic property of 590m<sup>2</sup> has huge potential, either for business purposes or as a stunning country residence for the new owners, with plenty of room for accommodating family and friends!

Set in an estate of nearly two acres and with excellent views of the Pyrénées, the château would be perfect for a boutique hotel or a stylish Bed and Breakfast business - and the "relais de poste" (post-house) would make an adorable guest cottage or gîte for holidaymakers.

Located in the heart of Jurançon wine country and with chic Atlantic beaches to the west and Pyrenean ski resorts to the south, the property would be ideal for hosting sports and activity holidays, wellness and yoga retreats, art workshops and - of course - Jurançon wine-tasting and gastronomy courses... as well as...

## ENERGY - DPE

DPE not required.

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.



## LOCAL TAXES

**Taxe foncière:** 1141 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

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This magnificent, historic property is in desperate need of renovation and some Tender Loving Care! Located in a rural hamlet in the beautiful Béarn in South-West France, the 17th-century château, the 16th-century relais de poste (post-house) and the vast outbuildings are perfect for creating a splendid country residence for the new owners, or for transforming into a tourism-related business, a corporate HQ or even a centre for sport, arts and culture...

Set in an estate of 7,939m<sup>2</sup>, the various buildings form a U-shape around a grassy courtyard shaded by pollarded plane trees. The relais de poste with adjoining barn is to the left of the courtyard, a vast two-storey barn is to the right of the courtyard and the small château and a decorative pigeonnier are straight ahead, along with two garages (which you may prefer to demolish).

The château (366m<sup>2</sup>), the relais de poste (224m<sup>2</sup>) and most of the outbuildings still have many of their original, centuries-old architectural features, including a magnificent south-facing glazed gallery on the first floor of the château and a traditional Béarnaise sink on the château's ground floor, along with a sitting room, a dining room, a huge kitchen and two "arrière-cuisines".

On the first floor of the château, a south-facing glazed gallery extends along the length of the building and has doors into several of the rooms. The first floor comprises a sitting room, a kitchen, a study/office/guest bedroom, four large bedrooms, a dressing room, a bathroom and a WC.

The second...