

# BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

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MAGNIFICENT MEDIEVAL AND RENAISSANCE CHATEAU IN THE GERS WITH  
208 HECTARES

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SELLING PRICE : €3,760,000

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SOLE AGENCY

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23, Boulevard Victor Hugo  
64500 Saint-Jean-de-Luz

278, Avenue du Touring Club  
40150 Hossegor

Camino Kalea, 1  
20004 San Sebastián

## DESCRIPTION

This is a unique opportunity to restore a historic property including a château of approximately 950 m<sup>2</sup> of habitable space, a park, outbuildings, a mill house and millers house, 4 farm houses and outbuildings and 208 hectares of woods and cultivable land crossed by a river.

The château listed "monument historique" dates from the XIII century with its crenelated gate house, former moat, sentry towers, archer slits, 2 metre thick walls was originally used for defensive purposes with alterations in the early renaissance period (cloisters, gallery, spiral stone staircase and hexagonal dungeon tower and finally empire style reception rooms.

Today the castle has conserved many of its original features including monumental stone fireplaces, high beamed ceilings, terracotta and parquet floors and original doors. There are 25 rooms including 9 bedrooms, 4 bathrooms, several reception rooms, a gallery 84m<sup>2</sup>, vaulted stone wine cellars, a chapel and a guards room 82m<sup>2</sup>. In the park there are lovely cedar of Lebanon trees, plane and oak trees, a XVI century dovecote, a vegetable garden and a 25 meter length swimming-pool to rehabilitate, In addition 2 outbuildings for farm machinery and the state managers house with its tower and outbuildings.

The mill house with the millers house are down below the fortifications fed by a branch of the river which 50 years ago supplied electricity.

On the land of the property there are 3 other farmhouses with outbuildings in various states of repair, 48 hectares of woodland and 156 hectares of cultivated land (40 on a lease) and partly under irrigation where it is possible to have rotational crops of wheat, sunflowers, maize and oilseed rape.

The whole of this property allows an amateur of "old stone" a wonderful opportunity to restore a piece of french national heritage. Shops 3 kilometers and Agen and motorway 20 minutes drive. Possibility for plantation rights of bas-armagnac vines.

## FEATURES

Type de bien:	Castle	Surface:	940.0 m <sup>2</sup>	Terrain:	2080000.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	25 rooms
NB de chambres:	9 bedrooms	Honoraire à la charge:	to the buyer		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A -1kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : A kg CO<sub>2</sub>/m<sup>2</sup>.an

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