

# Chateau Arberats



Arberats-Sillegue  
64120  
France

This unique and magnificent Chateau, located in South West France, and blessed with breath taking views over the Pyrenees is now offered for sale.

Located in extensive grounds the main chateau boasts eight bedrooms with en-suite facilities to six and two self contain apartments. Additionally there are two habitable dependencies offering further accommodation and function rooms. Within the grounds is a sixteen-meter swimming pool and covered and partially enclosed tennis court / sports hall.

These premises offer incredible potential as either a home of great grandeur, a business or as a combination of both. Planning permission had been obtained for the later but has now elapsed.



The main chateau with approximately 1100 m<sup>2</sup> off living space over a total of 30 rooms includes three main reception rooms, study, master suite, incorporating; en-suite, dressing room and day lounge. A further five bedrooms with en-suites and two self contained apartments.

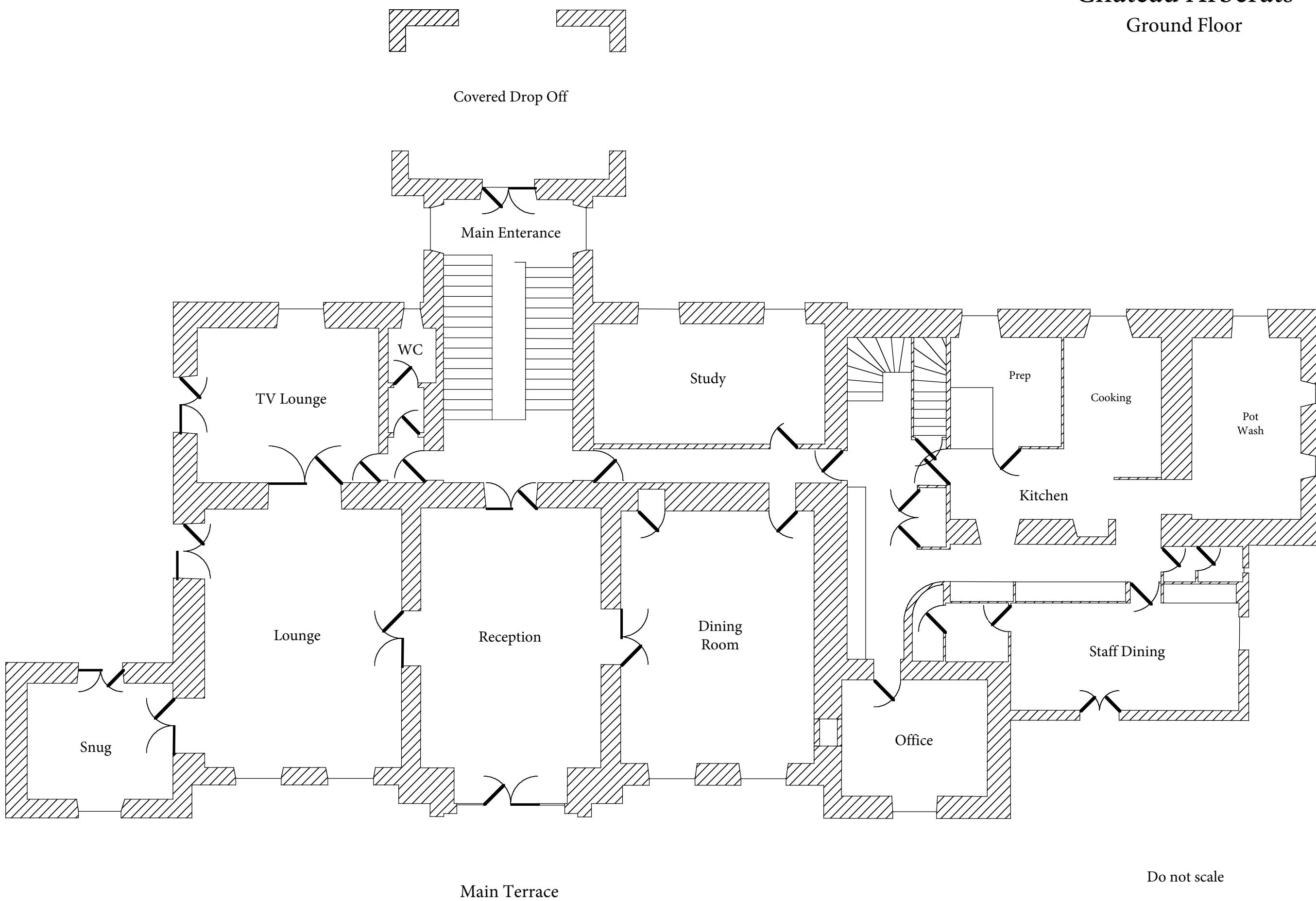
This property has undergone extensive renovation works incorporating a geothermic heating system, new plumbing and electrics including hard-wired Internet and Satellite installations. Internally finished to a very high standard with wood paneling, ceiling roses and cornices all being re-instated in keeping with the buildings original grandeur.

A full description of the works undertaken are included in this document.

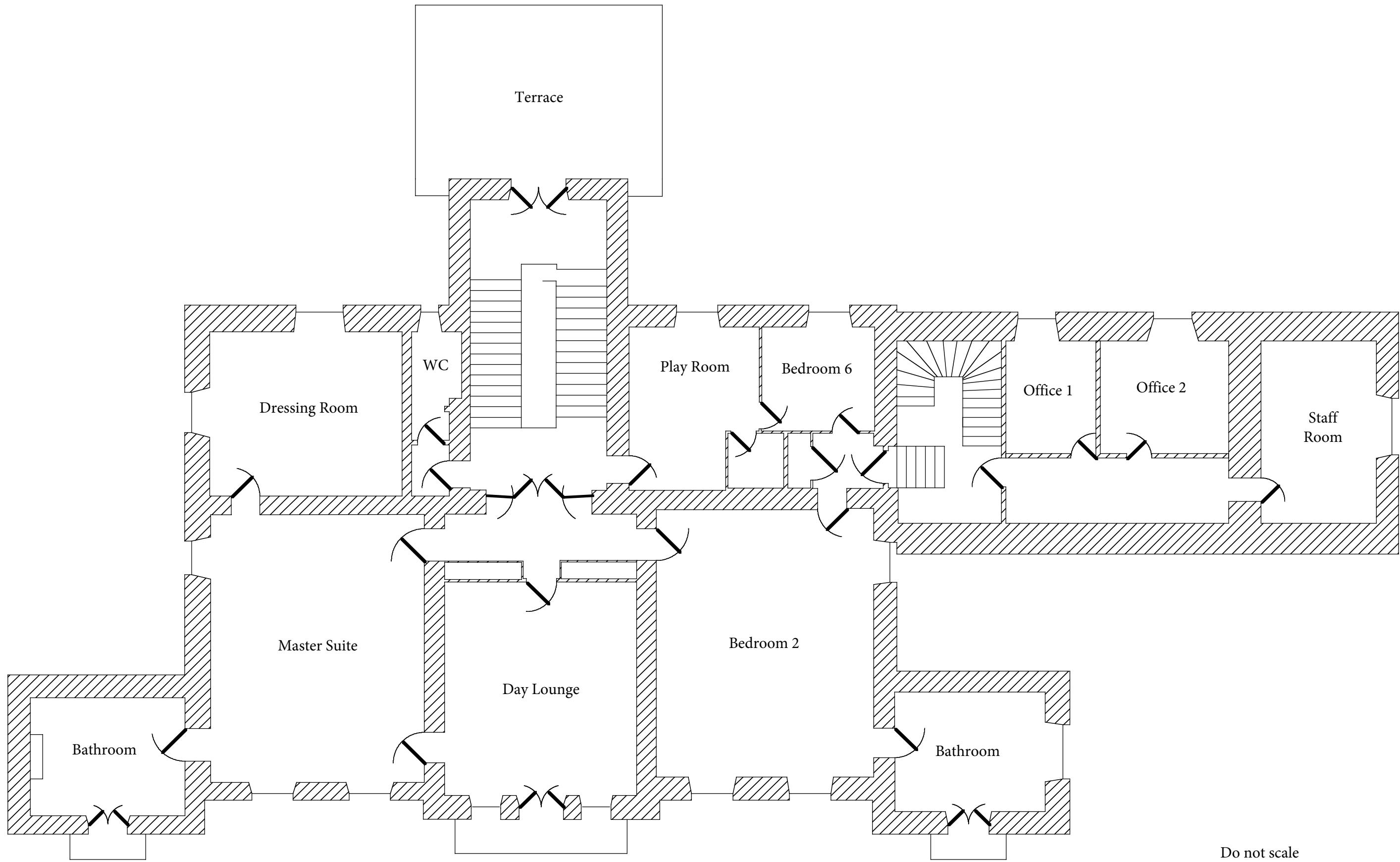


# Chateau Arberats

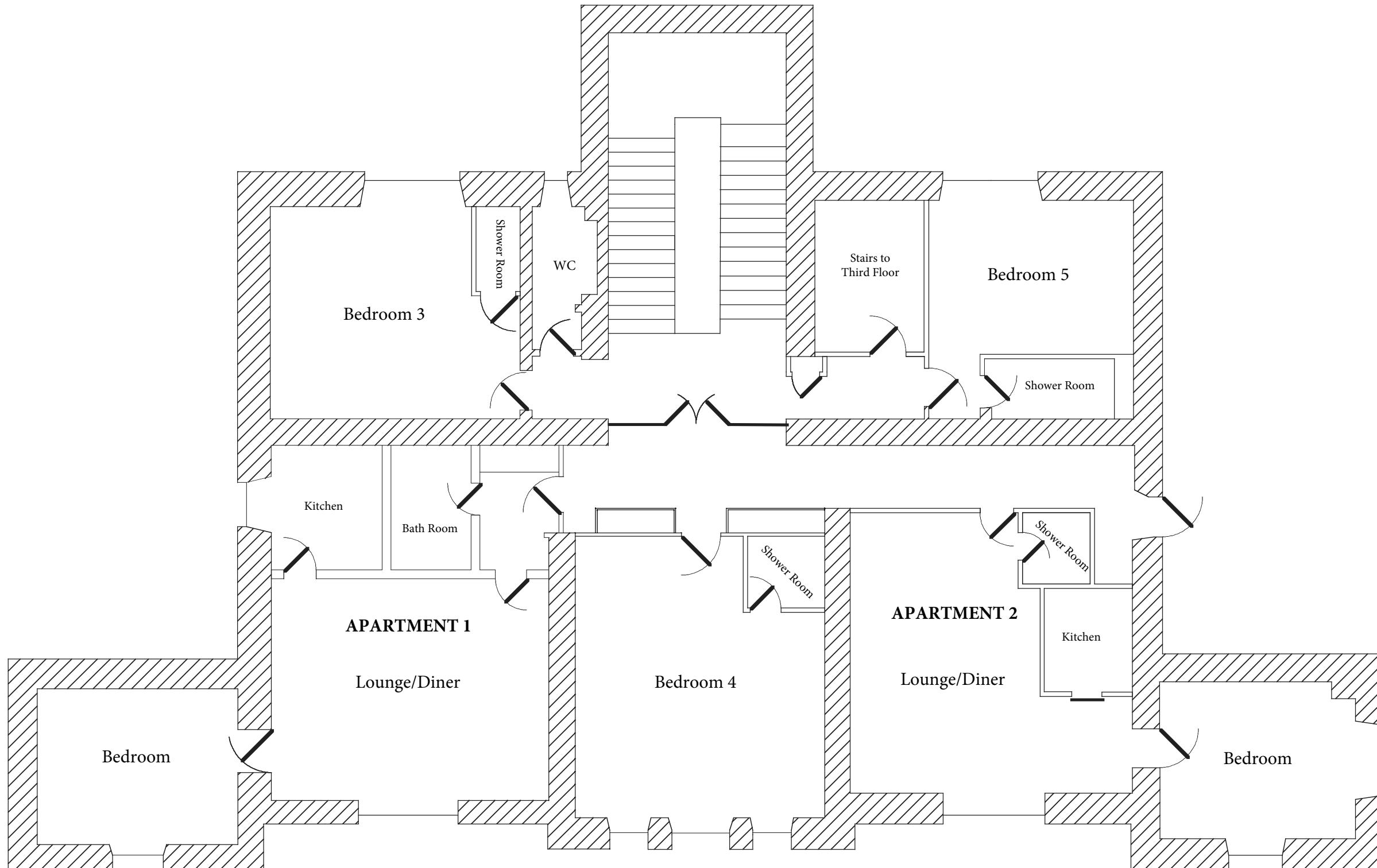
## Ground Floor



Chateau Arberats  
First Floor



Chateau Arberats  
Second Floor



Do not scale

Master Suite



En-suite



En – suite



En – suite



Day lounge



Guest Bedroom One



Reception Room



Dining Room



Snug to Lounge



TV Lounge to Lounge



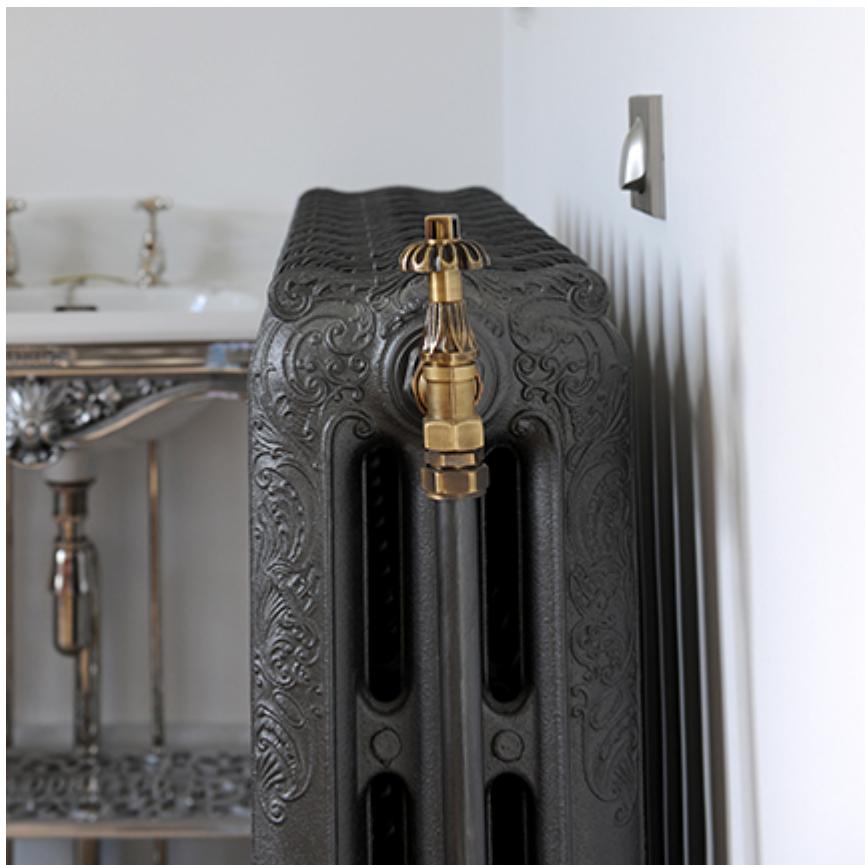
Study



Study



Typical Radiator Detail



Typical Sockets:- Power / TV / Cat 5e



## **Chateau d'Arberats**

### **Description of 2011/2013 Renovation Works**

#### **Renovation Works**

This is a very brief description of the renovation and restoration works that have been undertaken on the chateau.

On purchased the main chateau building was structurally sound and had already undergone recent extensive repairs to the roof, however, internally the Chateau was in a poor state of repair. The intention was to run a business from the outbuildings and the chateau extension, with the main Chateau complex being returned to its former grandeur and used as the family home.

#### **Quality and high specification**

All works on the Chateau have been undertaken to a very high specification with extreme attention being paid to both quality and detail of all materials' and installations on both the building fabric and internal services. To date, well over 1.5 million euros has been invested in these works.

A resident engineer has been based on site for the duration of the works to ensure that the required standards have been met at all times.

All work has a minimum ten-year guarantee.

#### **Strip-out**

All the studding and plasterboard dividing walls as installed by the “caf” whilst converting the buildings to a children’s holiday home have been removed. From the incoming cold water main, all hot and cold water pipe work, together with the majority of the electrical installation from the distribution boards were stripped out and removed.

#### **Floors**

With the exception of the study and adjacent corridor the ground floor has been completely replaced, incorporating new foundations, sleeper walls, block and beam structure, damp proof lining, poured slab, thermal insulation and floated screed encompassing the under-floor heating.

All joists on the first and second floors have been exposed and then replaced or repaired as required. This has ranged from the complete replacement of the entire joist within the towers at first floor level to the damaged ends of others being strengthened with new lengths of joist bolted in tandem to the original. An independent specialist contractor has undertaken full timber treatment to all existing and new timber.

The ground and first floors have been totally re-laid with solid chestnut floorboards finished with traditional bees wax polish. Damaged floorboards to the second floor have been repaired or replaced from the good reusable boards salvaged from the first floor. Guest bedroom 5 has a complete new floor utilising solid pine floorboards again finished in bees wax.

## **Walls**

All original plaster on the walls of the ground and first floors were removed to allow the walls to be squared up ready for the installation of the ceiling cornices. Over thirty tons of lime-based mortar have been applied to the bare stone walls on the ground and first floor walls prior to a finishing coat of plaster being sprayed and floated. On the second floor the walls have been repaired and skimmed as required.

## **Ceilings**

Three different designs of the original ceiling roses and a section of cornice remained in situ and of sufficient quality that moulds could be made and then the roses and cornice replicated throughout.

The original ceilings were a lath and plaster construction, however in keeping with current French building regulations the replacement plasterboard ceilings have been installed on a suspended metal grid. To assist the acoustic control between the floors, two layers of plasterboard (base 17mm thick overlaid with an additional 11mm thick second layer) have been applied to the ground and first floor. This has been further enhanced with the installation of rubber anti-vibration mounts to the supports on the steel grid to the first floor.

All voids between the ceiling joists have been packed out with “Rockwall” insulation to assist with both the acoustic and thermal control between the floors. The new ceilings are a few millimeters lower than the original, however, in view of the height of the rooms this is not noticeable and helped by providing a small void to conceal the services.

Ceiling roses and cornicing have been re-instated to the five ground floor reception rooms and all the second floor rooms. The study and main stairwell ceilings have been replaced with bespoke wooden paneling. Ceiling replacement on the second floor has been restricted to a single sheet of plasterboard to the three guest bedrooms. These have been installed on a metal grid system and the voids between the joists have been packed with Rockwool insulation

## **Mechanical Services**

Although the renovation and restoration has endeavored to keep the original character of the Chateau, all effort has been made to tastefully upgrade the facilities to reflect a very comfortable 20<sup>th</sup> century standard of living! All bedrooms have en-suite facilities. Central heating based on a combination of both under-floor and radiators backup the restored open fires. Ample power and media outlets are provided throughout.

## **Electrical**

All electrical services on the ground and first floor and the vast majority of those on the second floor have been replaced from the local distribution board. The five ground floor reception rooms and all rooms in the master suite and the main guest bedroom have the central chandelier and the side lighting systems on multi point switching. The side lighting is supplied via dedicated wall mounted sockets. The master and main guest bedroom bedside lights are switchable from pillow height wall mounted switches. Twin sockets have been mostly utilized. Where there are three sockets in a row, two are power and the third is side lighting.

## **Plumbing**

To accommodate the revised layout and the additional en-suite facilities, the existing three soil stacks and two additional soil stacks have been replaced in their entirety.

### **Hot & Cold Water – Geothermal Heating system**

All cold water outlets throughout the Chateau are mains fed with the installation being replaced completely from the basement point of entry. Hot water is centrally generated with the primary heat being provided from the geothermal heating system. Adjacent to the point of use, local mixing valves are installed on the hot water to reduce the temperature and minimize the risk of scalding. The distribution system incorporates a pumped hot water supply (HWS) return, ensuring hot water at all outlets within seconds of opening a tap. Both the hot and coldwater distribution pipe work is thermally insulated to assist in ensuring that the correct temperatures are maintained and control the risk of condensation forming on the pipework.

### **Heating – Geothermal heating, under floor heating and cast iron radiators**

With a network of underground pipes installed within the garden providing the primary heat source. Central heating is generated from a bank of three geothermal heat pumps providing heating at low temperature for the under-floor heating and water at 50 deg C for the radiators and as the primary heat for the HWS. The system is environmentally friendly providing a greater heat output than the energy input. The majority of the heating on the ground and first floors is provided by under-floor heating. This is supplemented by the use of traditional cast iron column radiators. Heating on the second floor is via high efficiency modern column style radiators.

### **Media Installations, WIFI, Ethernet, Satellite dish, Sky TV**

Due to the thick chateau walls media services have been hard-wired as Wi-Fi and radio waves generally do not function well with such solid stone walls. Telephone points have been installed within all the principle rooms. The majority of rooms have CAT5e outlets wired back to a central Ethernet patch box. A satellite dish has been installed on the roof, with sky outlets installed in the TV lounge, master bedroom and master suite day lounge, while all other bedrooms have free view outlets.

Kitchen Cooking Area



Kitchen Pot Wash



## A Block



### Description

Spread over two floors and based on the design of a traditional Basque Farm House this building provides approximately a further 1000 m<sup>2</sup> of internal space.

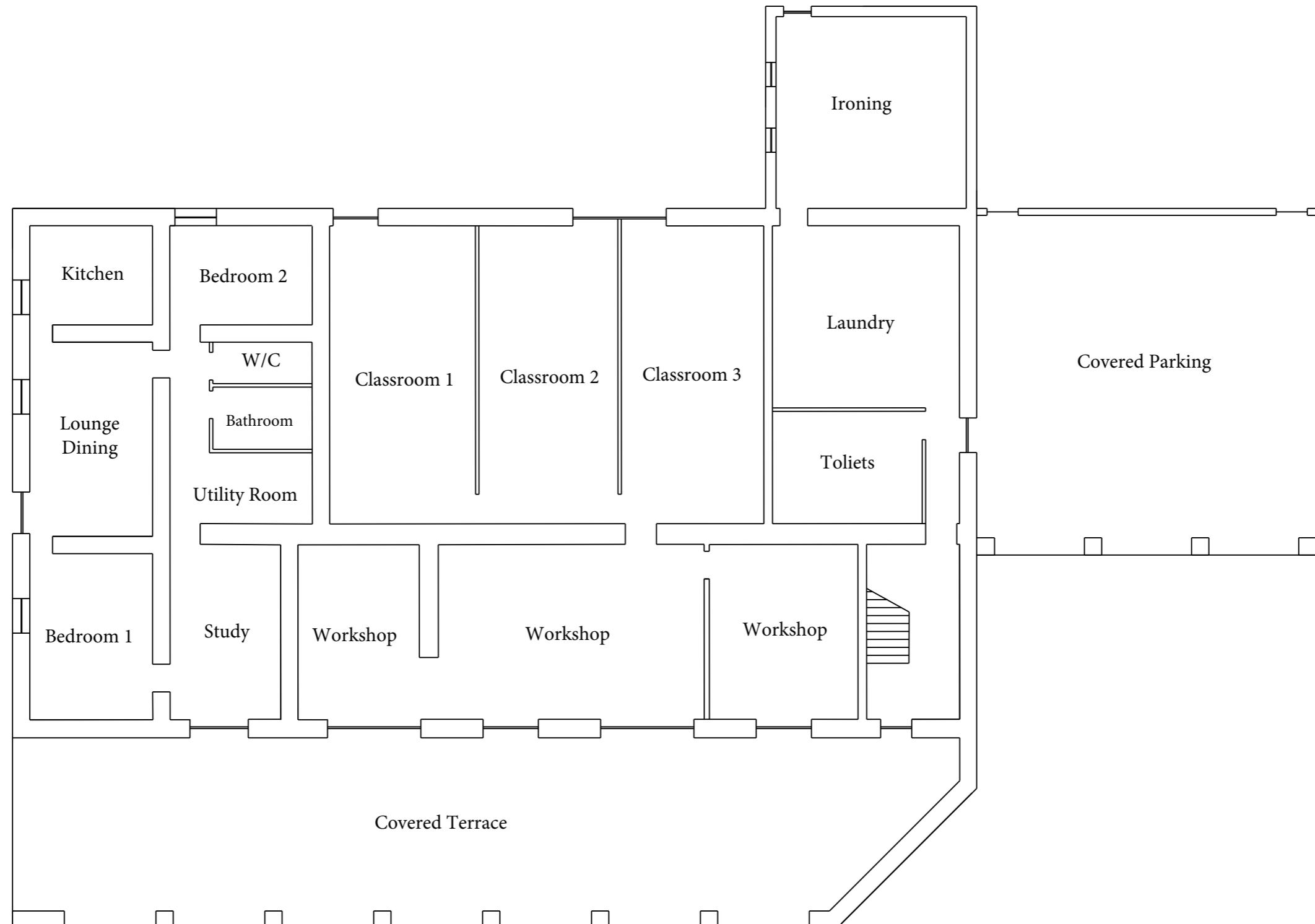
Included on the ground floor is a further self contained two bed apartment ideally suited as Caretaker/House Keeper accommodation. From it's days as a Children's Holiday venue the majority of the rest of the ground floor was used as workshops and classrooms. Located to the rear is the Laundry containing both commercial and domestic washing and drying machines.

Communal toilets and shower blocks serve the seventeen bedrooms on the first floor. The central recreation room comes complete with mixing decks, sound system and high level projector complemented with a large drop down screen.



# Chateau Arberats

A Block Ground Floor



Do not scale

Chateau Arberats  
A Block First Floor



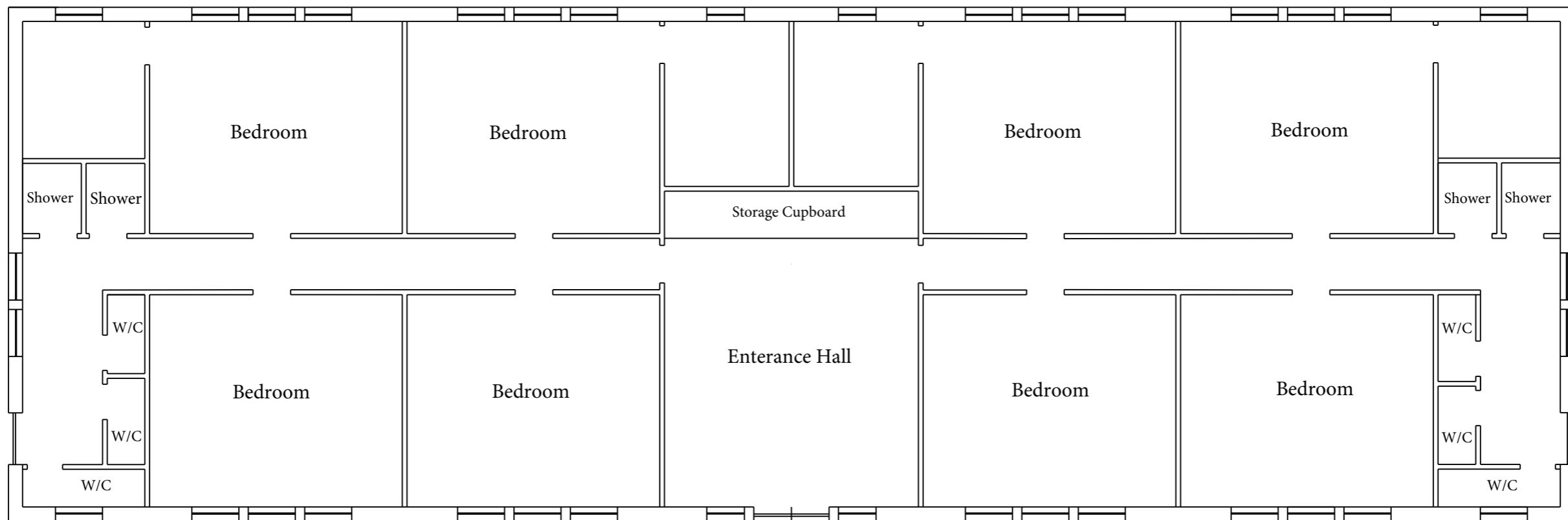
## C Block



### Description

Comprising of an entrance hall, eight main bedrooms of which four have smaller adjacent rooms, and used as a dormitory with communal toilets and showers. Planning consent allowed for this building to be refurbished into eight luxury bedrooms all with on suite facilities and capable of being wheel chair friendly.

Chateau Arberats  
C Block Ground Floor



Do Not Scale

Swimming Pool



Sports Facility



# Chateau Arberats

