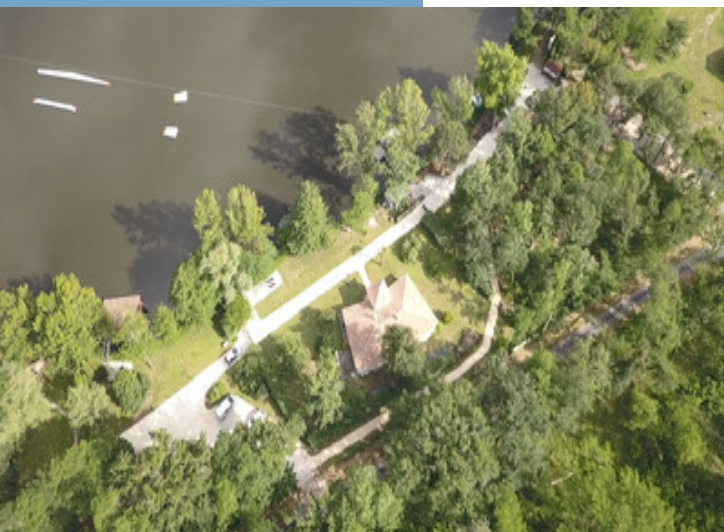




ESTATE IN THE BORDEAUX GRAND CRUS



PROPERTY FACT FILE

| | |
|---------------|--|
| REFERENCE | A34910LIS33 |
| PRICE | € 3,357,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (3 200 000 EUR hors honoraires)</small> |
| BEDROOM | 8 |
| BATHROOM | 6 |
| ACCOMMODATION | 180 m ² |
| LAND | 70000 m ² |
| TOWN | Lalande-de-Pomerol |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Gîtes, Villa |
| CONDITION | Habitable |
| FEATURES | Lake, High speed internet, Electricity on site |

*Price based on current exchange rate which is subject to change





Rare estate in the Grands crus bordelais

DESCRIPTIF

Looking to expand your eco-friendly hospitality business? This property is perfect for you!

Nestled in nature and ideally located just 50 minutes from Bordeaux Airport and 15 minutes from the A89 highway, this estate offers prime access while being only a short drive from some of the world's most renowned vineyards.

A Rare Development Opportunity:

The property benefits from exceptional planning flexibility, governed by the National Urban Planning Registry until the end of 2025, with no Local Urban Plan currently in place. This unique status allows for extensive future development possibilities.

A Natural Haven:

Set in a stunning environment rich in biodiversity, this estate is designed to offer guests a peaceful and rejuvenating retreat.

The property includes:

A 7-hectare plot (including a 3.6-hectare lake)

A 180 m² main residence

5 floating cabins

2 lakeside cabins

1 sauna

1 bistro with a terrace accommodating up to 35 guests

This is a rare opportunity to create a one-of-a-kind destination where hospitality and nature blend seamlessly.

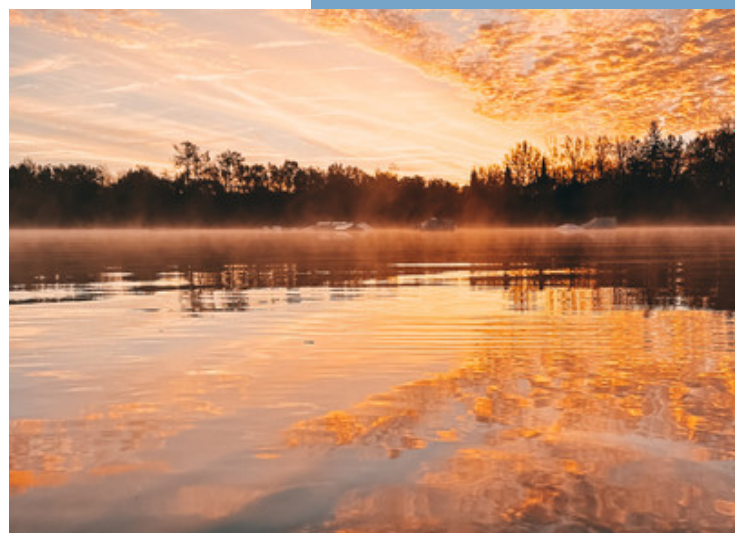
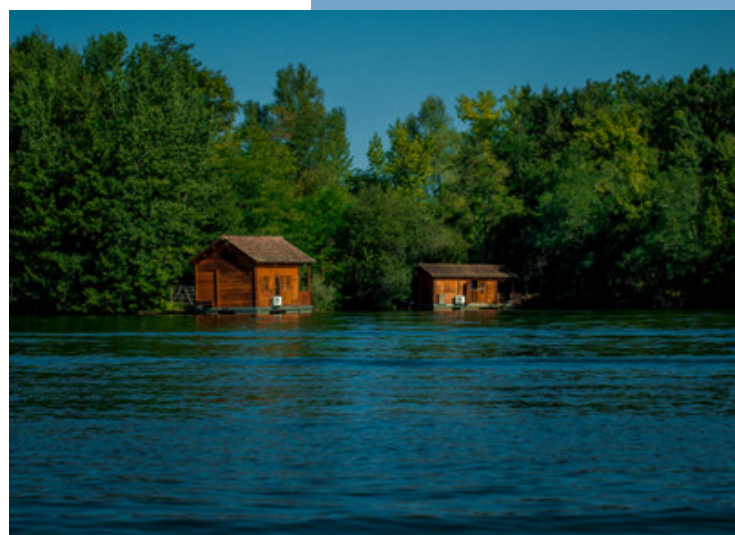
For more information, feel free to contact me.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

More Online :

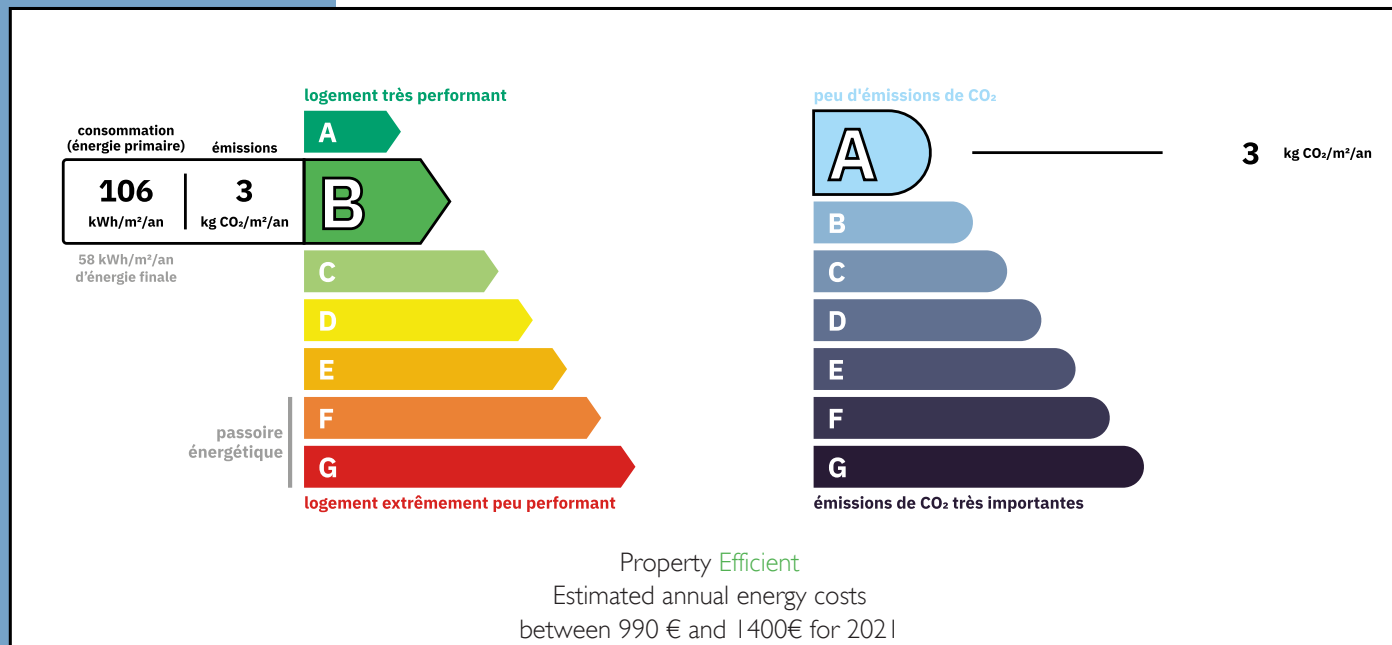
<https://leggettprestige.com/luxury-property-for-sale/view/A34910LIS33>

COMPLETE FILE AND PHOTO ON REQUEST



Ref : A34910LIS33

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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