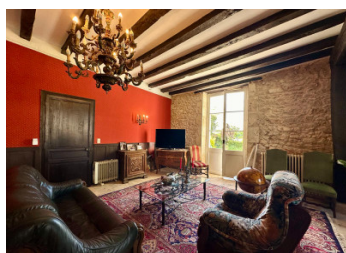


Chateau in Armagnac country with outbuildings and 1ha terrain



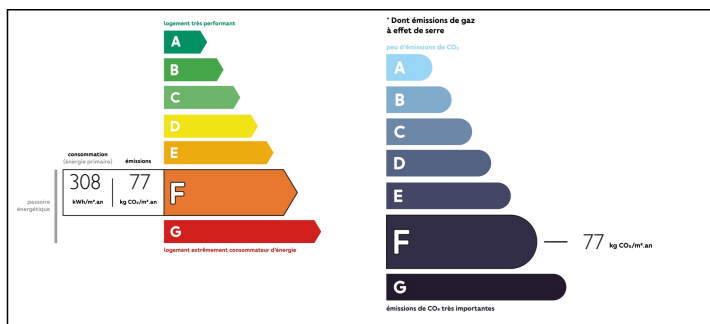
INFORMATION

Town:	Betbezer-d'Armagnac
Department:	Landes
Bed:	18
Bath:	4
Floor:	803 m2
Plot Size:	10000 m2

IN BRIEF

Situated at the end of a private driveway the chateau of 800m2 flanked with romantic turrets, an enclosed courtyard with stone outbuildings offers it's new owners great business potential. With accommodation over two floors this chateau is ideal to be rebranded as a hotel, restaurant, wedding venue with ample parking and grand events spaces. With the added opportunity to acquire more land, vines, a lake and two farmhouses there is great scope to further expand your business (see details below). Nestled in the heart of Armagnac country, 2 minutes drive to Labastide d'Armagnac with all amenities where the annual Armagnac festival is held in the autumn. Mont de Marsan with all amenities, capital of Les Landes department 40) 30kms International airports of Bordeaux 1h25mins, Toulouse 1hr55mins Spain, San Sebastian 2hr40mins Atlantic coast 1h30mins

ENERGY - DPE



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: 5880 EUR

NOTES

DESCRIPTION

In need of refreshment, the chateau briefly comprises of:

Ground floor:

Entrance, kitchen, living room, 3 bedrooms, 2 offices, bathroom, toilet, pantry, summer kitchen, boiler room, laundry room.

1st floor:

12 bedrooms, 2 bathrooms, wc.

2nd floor:

5 bedrooms, toilet, kitchen, 1 storeroom

Dependencies:

One cellar has a frame and a recent roof with stainless steel and fiberglass tanks, the other cellar has a partially collapsed roof.

Land : 1 hectare

These large cellars could be used for events.

OPPORTUNITY TO ACQUIRE MORE LAND

The estate, in a single block, includes:

15 ha of vines, 15 ha of planting rights,

1 electric pumping station, underground pipes and irrigation outlets

Pumping right 61,000 m3

Two antennas for telephony

2 farmhouses

Castle and estate property tax: €5,883

Price : 1 220 000 € FAI

Information on the risks to which this property is