



## UNIQUE GOLF RESORT DEVELOPMENT OPPORTUNITY IN THE PYRENEES



PROPERTY FACT FILE	
REFERENCE	A31643FRW65
PRICE	€ 7,208,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (6 800 000 EUR hors honoraires)</small>
BEDROOM	37
BATHROOM	28
ACCOMMODATION	1401 m <sup>2</sup>
LAND	558716 m <sup>2</sup>
TOWN	Bagnères-de-Bigorre
DEPARTMENT	
LOCATION	Resort property
TYPE	Hôtel, Bar-Restaurant, Event Venue
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Established Golf Course and 4\* hotel business
- Custom-designed and built 2005-8
- Golf course designed by Olivier Brizon in 1991
- Constructible land with tourism building permit
- Excellent location near Bagneres de Bigorre

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PYRENEES...

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Seize this opportunity to develop a stunning, well-established 18-hole golf course and 4\* hotel into a luxury golf destination in the heart of the Pyrenees.

At 600m (2000ft) altitude over 56ha, it is one of the few privately owned golf clubs in the Pyrenees. It was designed by renowned

## DESCRIPTIF

The Domaine de Golf de Bigorre, set in 56 hectares of glorious mountain scenery, is a profitable and well-established golf club, hotel and restaurant/bar, custom-built between 2005-8.

All the construction and development to date has been carried out by the current owners. It has been done with considerable respect for the surrounding environment. The design of the buildings blends sympathetically and aesthetically with both the golf course landscape and the mountain scenery. Green watering is 90% self-sufficient via a man made reservoir and rainwater collection system including a pump house. Wildflower rewilding has been nurtured in several locations and energy efficiency optimised with photovoltaic panels. The Clubhouse Pic and Putt restaurant serves local "produits du terroir" cuisine and fine regional wines. Catering services are provided for weddings and other events.

### THE GOLF COURSE

18 holes, par 72, slope rating 143

A 2.2hectare practice area including a 180m2 covered Driving Range Putting green in front of the Clubhouse

Pump station and reservoir for the greens, powered by photovoltaic panels

Equipment hangar and workshop 570m2

Member and Guest parking

### THE 2 STOREY 400M2 / CLUBHOUSE

The Pic and Putt restaurant/bar (25 interior and 75 exterior covers) and commercial kitchen powered by photovoltaic panels.

The reception and lounge area

Office

Changing room facilities with showers/WCs

Public rest room/WC facilities

The Pro Shop

A manager/owne

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31643FRW65>

COMPLETE FILE AND PHOTO ON REQUEST



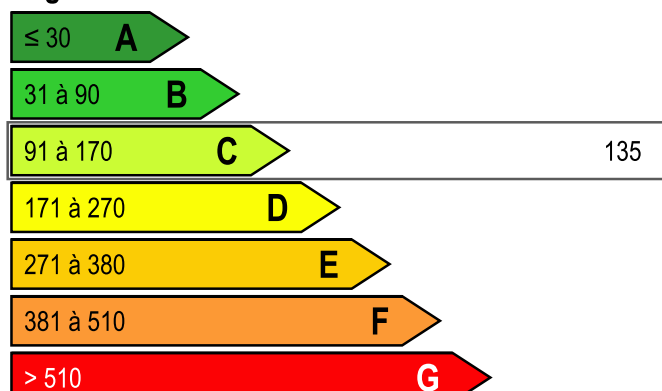
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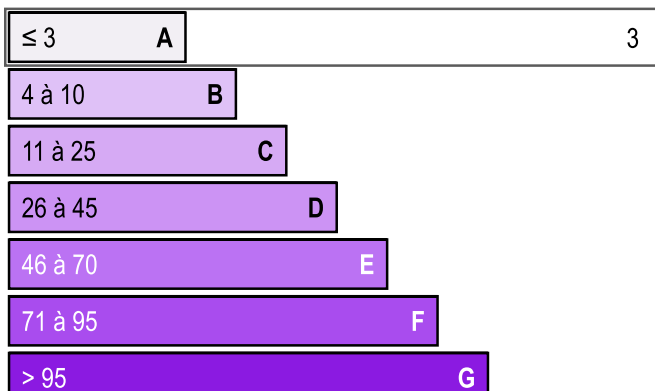
## ENERGIE-DPE

### Logement économe



### Logement énergivore

### Faible émission de GES



### Forte émission de GES

## NOTICE

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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

Réf :A3I643FRW65  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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