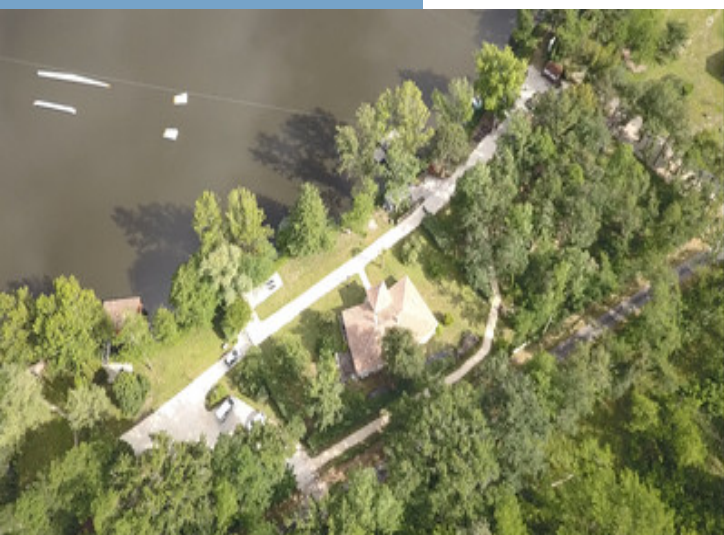




## ESTATE IN THE BORDEAUX GRAND CRUS



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 <sup>2</sup>
LAND	70000 m <sup>2</sup>
TOWN	Lalande-de-Pomerol
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, Villa
CONDITION	Habitable
FEATURES	Lake, High speed internet, Electricity on site
<small>*Price based on current exchange rate which is subject to change</small>	







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 m<sup>2</sup> 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.

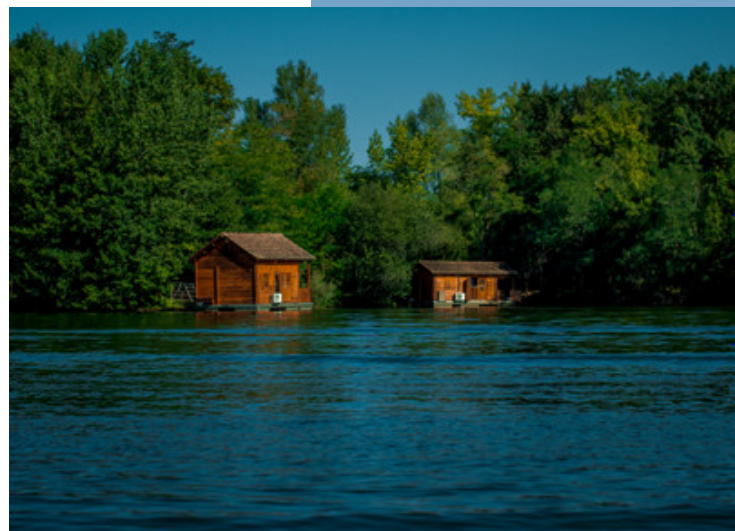
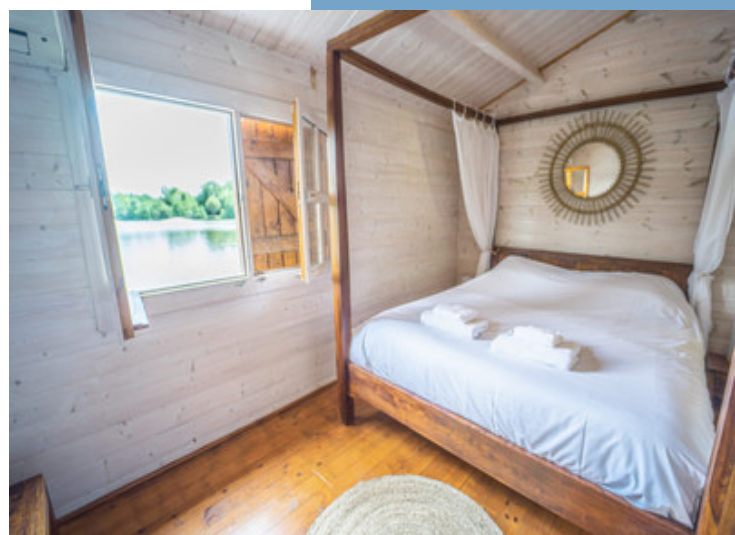
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

More Online :

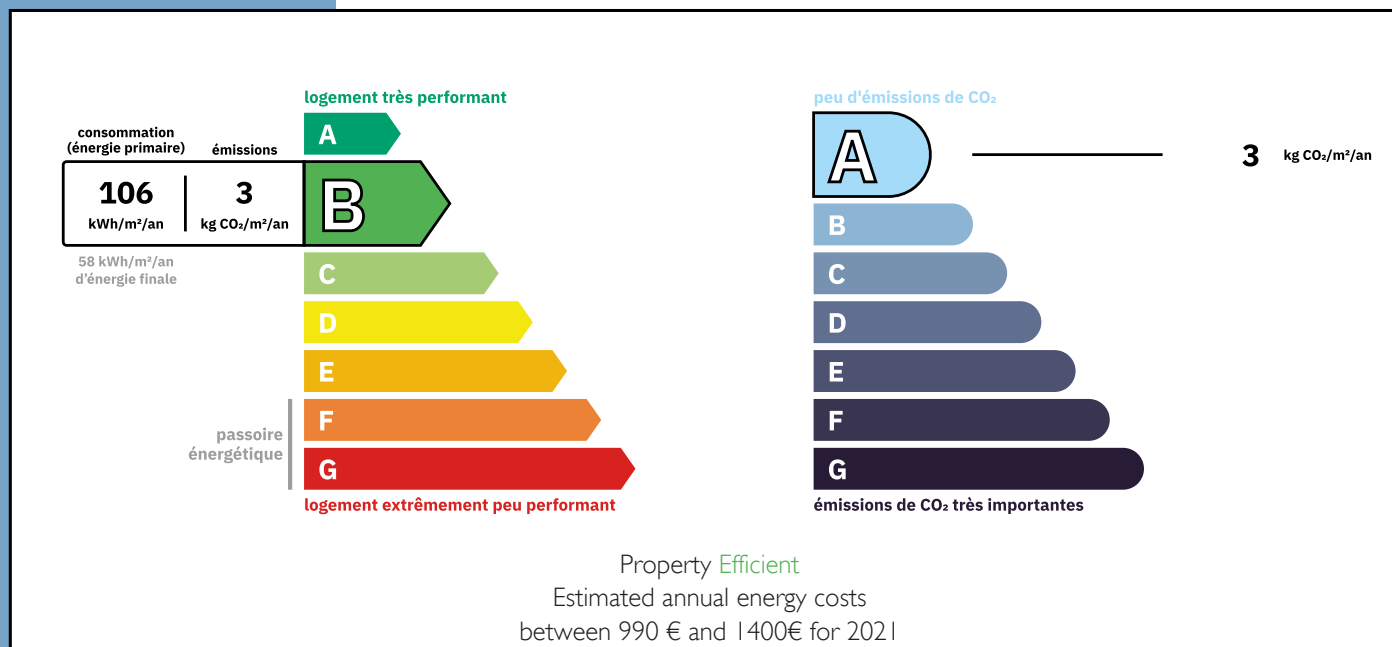
<https://leggettprestige.com/luxury-property-for-sale/view/A34910LIS33>

COMPLETE FILE AND PHOTO ON REQUEST



Ref : A34910LIS33

## ENERGIE-DPE



## NOTICE

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

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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

Réf : A34910LIS33  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)