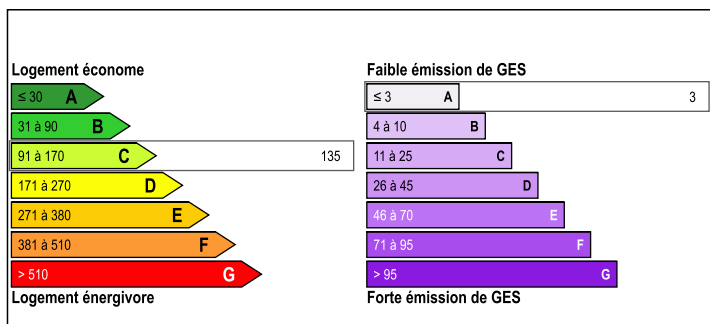


## UNIQUE GOLF RESORT DEVELOPMENT OPPORTUNITY IN THE PYRENEES

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Bagnères-de-Bigorre
Department:	Hautes-Pyrénées
Bed:	37
Bath:	28
Floor:	1401 m2
Plot Size:	558716 m2

## IN BRIEF

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.

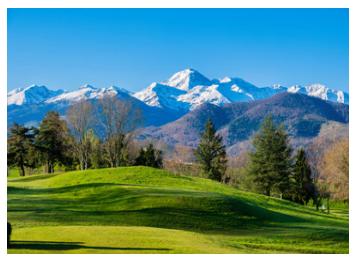
At 600m (2000ft) altitude over 56ha, it is one of the few privately owned golf clubs in the Pyrenees. It was designed by renowned French golf architect, Olivier Brizon in 1991, who focussed on integrating the natural terrain and spectacular mountain scenery into the golfing experience.

Guests/members can already stay on the premises in the purpose-built 4\* star hotel of 24 superb suites and experience excellent local cuisine in the Clubhouse restaurant/bar, all built by the current owners between 2005-8. They can also take advantage of spa and leisure amenities in the popular spa and ski resort town of Bagnères de Bigorre, right on the doorstep.

Further development into...

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.



## DESCRIPTION

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.

## LOCAL TAXES

Taxe foncière: 7941 EUR

Taxe habitation: EUR

### 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/owner's 2-bedroom apartment

A 45m2 fully equipped seminar/meeting room

100m2 terrace and 100m2 marquee

Storage areas...

## NOTES