

Estate in the Bordeaux Grand Crus



INFORMATION

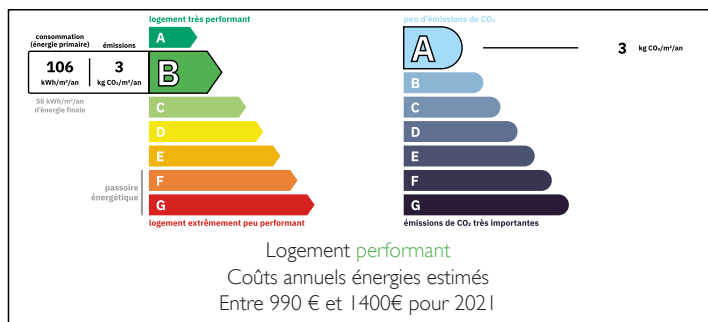
Town:	Lalande-de-Pomerol
Department:	Gironde
Bed:	8
Bath:	6
Floor:	180 m2
Plot Size:	70000 m2

IN BRIEF

Rare estate in the Grands crus bordelais

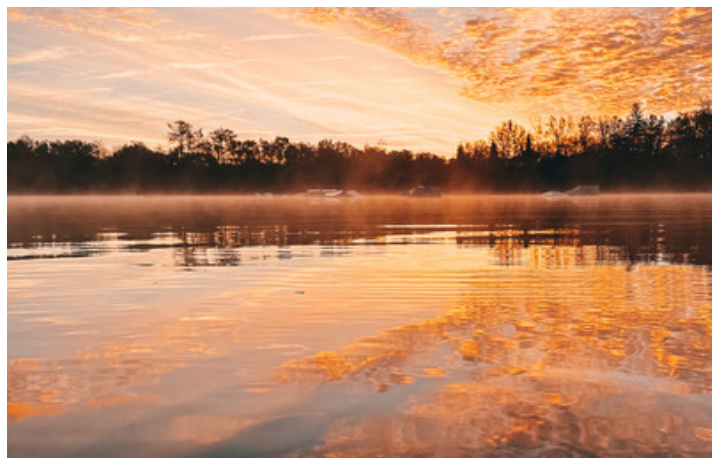


ENERGY - DPE



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: 1636 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

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>