



## Exquisite country hotel with stunning views

Price: €1,590,000 | Ref: 7053

**Area:** Bordeaux

**Dept:** Gironde

**Habitable Area:** 750 m2

**Land Size:** 60,000 m2

**Pool:** Yes

**Bedrooms:** 16

**Bathrooms:** 16

**Setting:** Secluded

**Drainage:** Private

**Receptions:** 6

**Outbuildings:** No

**Generate Income:** Yes

**Distance to Train Station:** 18 kms

**Distance to Coast:** 130 kms

**Distance to Airport:** 43 kms

**Distance to Shops & Services:** 2 kms

**Heating:**

**Energy Performance:** 196

**Neighbours:** None within sight

### Summary

- 16 ensuite letting bedrooms
- Delightful dining room with panoramic rural views
- Cocktail bar, guest lounge and dining terrace
- Large swimming pool with terrace for sunbathing

# Beaux Villages



# Beaux Villages

## Description

A unique opportunity to acquire this immaculately restored chateau with 6 hectares of land less than 30 minutes from St Emilion with fabulous south facing views over Bordeaux vineyards. The property has been run as a successful boutique hotel for many years with 16 en-suite bedrooms, 2 private function rooms, a cocktail lounge/bar, professional kitchen and a superb glazed dining room with 60 covers and panoramic views. Furnished and equipped - ready to run. The swimming pool and sunbathing area are situated below the spacious terrace and all benefit from the beautiful views across the valley below. Separate 2 bedroom self-contained owner/staff cottage. Sold as a going concern.

---

### CHATEAU HOTEL

- 16 ensuite bedrooms; guest lounge, guest cloakroom, dining room, bar, commercial kitchen, scullery.

---

### FUNCTION ROOM

- The smaller of two function rooms, this can also double as a private dining room or seminar room.

---

### MEETING ROOM

- This large room is ideal for conferences, presentations and celebrations. With its own access from a lawned courtyard, this room can be used without inconveniencing those guests who are staying at or eating in the hotel.

---

### MANAGER'S COTTAGE

- Accessed from the lawned courtyard, this small cottage is privately situated but is close enough for a key member of staff who needs to be on hand.

---

### SWIMMING POOL

- An exceptional site with terracing, adjacent covered terrace, large pool and wide ranging, private views. Ideal for swimming, sunbathing and relaxing.

---

### TERRACE

- Adjacent to the dining room this is perfect for 'aperos' before dinner or for breakfast outside.

---

### GARDENS AND GROUNDS

- Approached by a long drive, the property has ample car parking, lawns, woodland, and areas of mature planting interspersed with terraces where you can sit, relax and watch the world go by.

---

### ADDITIONAL INFORMATION

- There is the possibility of also buying an adjacent detached four-bedroomed house plus 6 further hectares of land which are contiguous to the property. This land includes a lake which can be reached by footpath from the chateau. Details of this are available separately. The business accounts and information about staffing and management of the hotel can be made available for inspection once a confidentiality agreement has been entered into.

