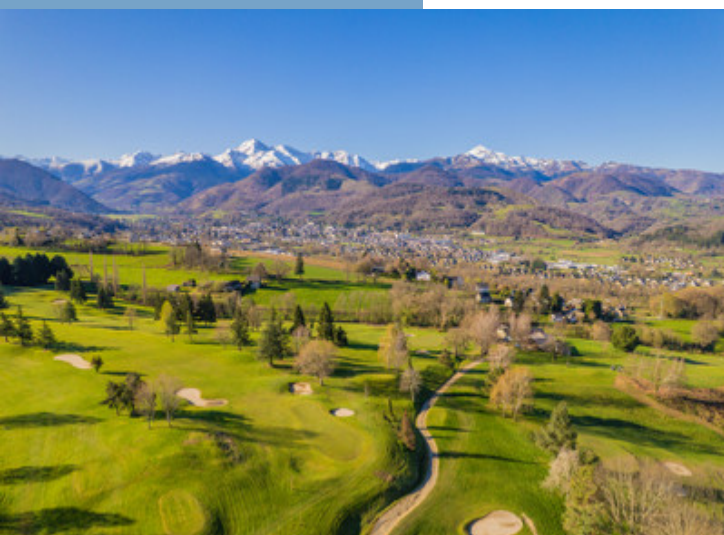




UNIQUE GOLF RESORT DEVELOPMENT OPPORTUNITY IN THE PYRENEES



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



- 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

UNIQUE GOLF RESORT
DEVELOPMENT
OPPORTUNITY IN THE
PYRENEES...

Ref : A31643FRW65

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



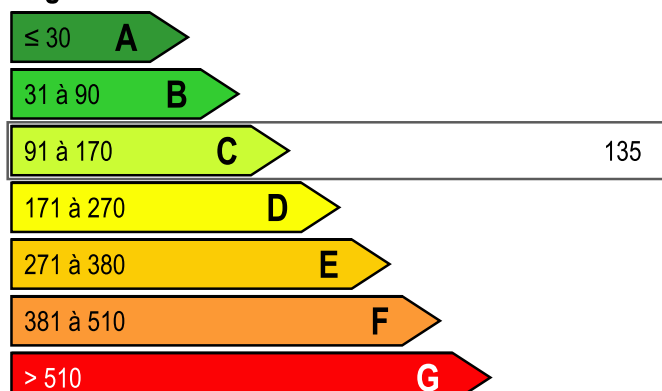
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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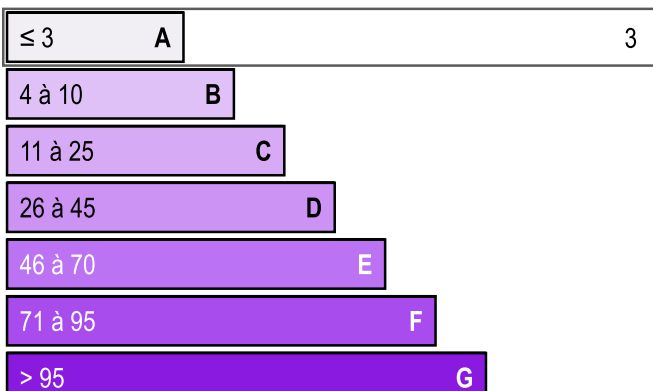
ENERGIE-DPE

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NOTICE

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

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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 : A3I643FRW65
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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