COLDWELL BANKER
EUROPA REALTY

Castle Fleurville 903 m²



SALE PRICE : 3 995 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

EXCLUSIVITY

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

20 bedrooms & suites · Restaurant & professional kitchen · Approx. 1-hectare park · A6 motorway · Mâcon TGV · Lyon · Geneva · Paris

Built in 1624 in Burgundy stone and fully restored, Château de Fleurville now offers a complete hospitality property, ready for immediate operation.

The estate comprises 20 air-conditioned bedrooms and suites, a restaurant with a professional kitchen, extensive reception and event spaces, a spa with sauna, jacuzzi and massage room, a heated Burgundy-stone swimming pool and jacuzzi, a tennis court, terrace and private helipad. The approximately one-hectare park and the château's furnishings are included in the sale.

Formerly owned by Prince Charles-Maurice de Talleyrand-Périgord and an iconic address along the historic Nationale 6, Fleurville has welcomed numerous prominent figures throughout its history, including Charles Aznavour, Valéry Giscard d'Estaing, Charles Trenet and Mireille Mathieu. The Comtesse de Ségur also stopped here during her journeys to Italy.

A rich heritage that today represents genuine brand equity for a new hospitality concept.

Located in the immediate vicinity of the A6 motorway and just 20 minutes from Mâcon TGV high-speed train station, Fleurville enjoys a rare strategic position between Paris, Belgium and the Netherlands to the north, and southern France, Switzerland and Italy to the south.

The château could therefore become a premium destination along the European North–South corridor, while also offering the potential to establish itself as a destination in its own right, at the heart of the vineyards of Southern Burgundy. Mâcon, Cluny, Tournus, Solutré-Pouilly-Vergisson, Pouilly-Fuissé, Saint-Véran and Viré-Clessé provide an exceptional setting in which to develop gastronomy, wine tourism and the French art of living.

The existing configuration lends itself to a variety of potential business models, including luxury hospitality, fine dining, events, weddings, seminars, private hire, wellness and experiential tourism.

Potential opportunities for expansion and further development could also be considered, subject to the necessary planning and regulatory approvals.

A restored asset. An operational hospitality property. A strong heritage. A strategic location. Genuine value-creation potential.

ASKING PRICE: €3,995,000
Agency fees payable by the seller.

Energy performance rating: D
Estimated annual energy costs: between €9,912 and €13,412.

Information regarding the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	Castle	Area:	903.62 m²	Property tax:	€5.00
Number of rooms:	26 rooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 191

Greenhouse gas emissions (GHG) index: C 28

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