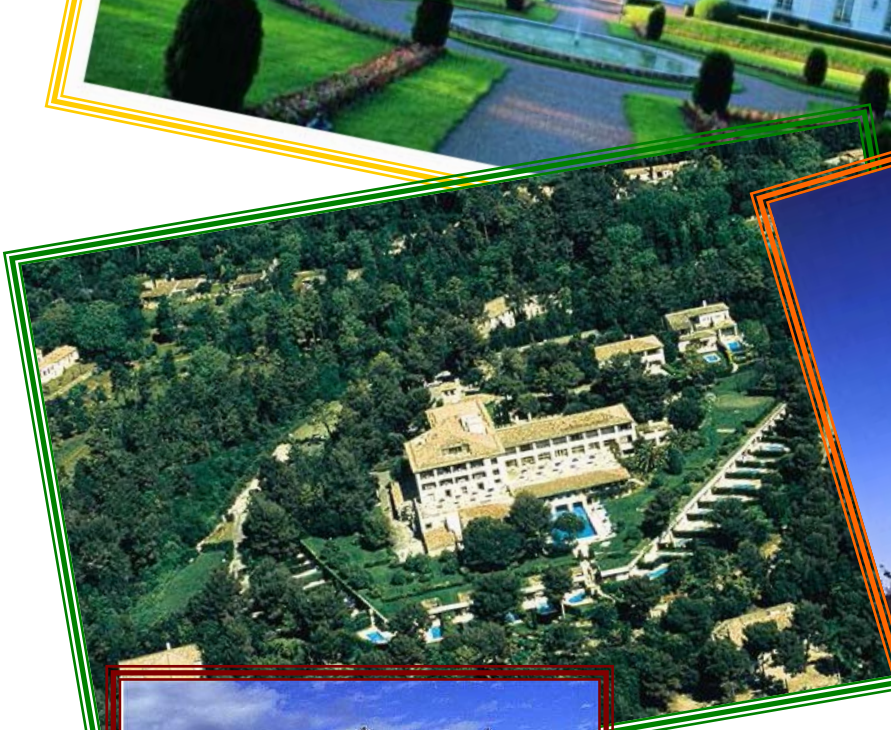


# Portfolio of 8 Chateaux's Hotels in France





## **A Portfolio of 8 x 4 star Luxury Chateaux/Hotels in France**

**Total number of rooms: 419**

**All Chateaux/Hotels will be operated by a well known Hotel Group on a new 20 year Lease agreement producing a yield of 7%+ (negotiable)**

**PRICE: €69,360,000**



## 1. Chateau Near Paris

**Rooms: 53**

**Building floor area: 5,172 m<sup>2</sup>**

**Land area: 60 hectares**



The Château purchased in 1981, offers a fine example of Renaissance architecture, with towers, turrets, balconies, bell-turrets and French gardens. It is located not far from Paris, between Rambouillet and Chartres, in the middle of a 60-hectare classified park with many rare and beautiful trees.

Hotel 53 comfortable rooms with classical styling including:

- ☐ 47 individual rooms
- ☐ 6 suites, located in the château





Catering Château d'Esclimont offers the following dining facilities, in a Louis XIII or Louis XIV setting:

- La Rochefoucauld, a fine gastronomy restaurant, decorated with 18th century woodwork and accommodating 50 people
- 1 dining room, accommodating 70 people
- 2 rooms, for 10 to 20 people
- 2 banquet rooms
- Salle des Trophées – 200 people
- Salle du Trianon – 100 people.

**9 seminar rooms:**

- Salle des Trophées (208 m<sup>2</sup> - 70 to 250 people)
- Salle Bullion (100 m<sup>2</sup> - 45 to 120 people)
- Salon Louis XVI (60 m<sup>2</sup> - 50 to 100 people)
- Salon Céramique (45 m<sup>2</sup> - 25 to 120 people)
- Marquise de Maintenon (70 m<sup>2</sup> - 30 to 80 people)
- Maintenon (38 m<sup>2</sup> - 16 to 40 people)
- Sosthène (35m<sup>2</sup> - 10 to 40 people)
- Marquise (30 m<sup>2</sup> - 12 to 40 people)
- Tour Marie (16 m<sup>2</sup> - up to 7 people).

**Activities available at Château**

**60-hectare Park**

- 2 tennis courts and table tennis
- Outdoor pool
- Golf area
- Lake, fishing and canoeing
- Fitness circuit and botanical circuit
- Bicycling
- Musical and themed evenings.

**Activities nearby:**

- Horseback riding, archery, quad riding
- 18-hole golf course
- Balloon flights

Open all year.



## 2. Château near Tours

**Building floor area: 5,368 m<sup>2</sup>**

**Land area: 25 hectares**

**Rooms: 65**

- 56 rooms located in the château, the Pavillion, the Hunter's Pavillion and the Cité des Parfums,
- 2 suites,
- The "Moulin ". with 7 rooms on the bank of the Indre river. 800



Château an 18th century style castle built by perfume-maker François Coty, was purchased in 1962. It is located in the valley of Indre, south of Tours on a 25-hectare estate.

Château offers an exceptional decor that includes fine woodwork, trompe-l'oeil frescos and top luxury furnishings. It is also the largest hotel of it's category in the Loire valley region.





## 2 dining rooms:

- one with bronze-incrusted marble flooring, accommodating 60
- another with gilded columns with finely sculpted headpieces, accommodating 50.



## 3 lounges (Régence, Rotonde and Royal).

The Cité des Parfums has banquet rooms equipped with kitchens or meeting rooms.

## 7 seminar rooms:

- Christiane Coty (106 m<sup>2</sup> - 35 to 150 people)
- Grand Salon Régence (143 m<sup>2</sup> - 50 to 200 people)
- Complice (90 m<sup>2</sup> - 35 to 90 people)
- Salon Royal (75 m<sup>2</sup> - 25 to 70 people)
- Emeraude (71 m<sup>2</sup> - 25 to 70 people)
- Vertige or Origan (51 m<sup>2</sup> - 15 to 50 people)
- Complice and Origan (141 m<sup>2</sup> - 60 to 200 people)





## Spa

The space is located within the château and includes a fitness centre offering a wide variety of facilities, such as hammam, sauna, Jacuzzi, weight training, relaxation area, massage and beauty treatments

## Activities available at Château

- 25-hectare park
- Walking paths
- Cycling
- 2 tennis courts, table tennis,
- Heated outdoor pool
- Driving range
- Cigar room with pool table

## Activities nearby:

- Horseback riding and hunting
- Flying club, with aeroplane and helicopter flights over the Loire river
- Wine tastings.

## Open all year.

Château is a majestic and elegant castle famous for its stunning landscaped gardens and magnificent architecture. With a vast array of activities and facilities available, from golf and fishing to Jacuzzis and saunas, you're guaranteed a memorable break.

As it vies with the great châteaux of the Loire, who would guess that Château is a 20th-century tribute to a penniless Corsican orphan who went on to become a newspaper proprietor, politician and parfumeur. His name was François Coty, and it is sad that he never lived to see his concept completed. Its extravagance belongs to an earlier age.

The château was always intended as a palace of indulgence; and so it is, with a 65-acre estate, formal gardens, opulent drawing and dining rooms, gourmet food, palatial bedrooms, and cellars containing over 20,000 wines mainly from the Loire region.



### **3. Hotel near Amboise**

**Building floor area: 2,303 m<sup>2</sup>**

**Land area: 4 hectares**

**Hotel 32 rooms in three residences, including:**

- **28 individual rooms**
- **4 suites.**



Located near the city of Amboise, purchased in 1985, is a group of three residences built in the 16th and 17th centuries: Maison de l'Ermite, Maison du Duc et Maison de l'Apothicaire.

Sitting between the Loire river and Italian-style terrace gardens bordering troglodyte cave-homes, Le Choiseul offers the peaceful family-type setting of a country home.

**2 seminar rooms:**

- Charles VIII (124 m<sup>2</sup> - 30 to 200 people)
- Saint François (59.5 m<sup>2</sup> - 20 to 50 people).

**Art exhibitions**

"Les Greniers de César" – a group of four former troglodyte silos covering four levels – hosts a variety of painting and sculpture exhibitions. This site was classified as a historic monument in 1947.

- **Activities available at Choiseul:**
- 4-hectare park
- 2,000 m<sup>2</sup> of troglodyte caves
- Heated outdoor pool
- Walks through the terrace gardens
- Pétanque, table tennis and cycling



## Activities nearby:

- Horseback riding, golf and canoeing
- Fitness circuit and bike rental
- Wine tasting.

Open all year.

Additional rooms may be created by renovating existing buildings which are not currently used.

## 4 dining rooms including:

- "Le 36" gourmet restaurant, with view of the Loire river and the gardens
- 3 dining rooms adjoining the gardens:
- "Duc de Choiseul", accommodating 50 facing the Loire river and 40 facing the gardens
- An ancillary building with a garden terrace and reserved for groups of 20 to 80.





#### **4. Hotel on the French Riviera, near Nice**

**Building floor area: 10,556 m<sup>2</sup>**

**Land area: 8 hectares**

**Rooms: 85**



*Built in 1973, a large country house in the French southern Mediterranean style that has earned a world-wide reputation. Located in an 8-hectare pine forest across from the village walls of Saint-Paul de Vence, between Nice and Antibes, it is less than 15 minutes from the international Nice Côte d'Azur airport. A truly unique establishment with 25 private swimming pools, junior suites with terrace, full suites with patio, and separate villas located in the gardens.*

**85 rooms including:**

- 34 with sea or forest view
- 9 garden-level rooms
- 21 suites with private pool and garden
- 4 villas, with 2 to 8 rooms and pool.
  
- 1 panoramic dining room accommodating 180
- 1 terrace dining area overlooking the pool
- 1 banquet room accommodating 250
- Several private dining rooms
- Piano bar.



## 10 seminar rooms:

- Azur (250 m<sup>2</sup> - 100 to 300 people)
- Provence (120 m<sup>2</sup> - 40 to 80 people)
- Mistral (170 m<sup>2</sup> - 100 to 200 people)
- Palmier (100 m<sup>2</sup> - 18 to 100 people)
- Esterel (60 m<sup>2</sup> - 20 to 60 people)
- Lavande (50 m<sup>2</sup> - 14 to 20 people)
- Les Baous (45 m<sup>2</sup> - 20 to 60 people)
- Pinède (40 m<sup>2</sup> - 20 to 40 people)
- Cloître (35 m<sup>2</sup> - up to 15 people)
- St Roch (25 m<sup>2</sup> - up to 10 people).

The spa, which was opened to the public in June 2006, was created and is operated by the Daniel Jouvance Group, which leases premises at Le Mas Artigny from the current owner. The investment required for the spa was made by Daniel Jouvance, to which the owner has granted a 12-year lease.

## Activities

- 8-hectare park
- Bronze, steel, glass paste, marble and ceramic sculptures in the gardens
- Painting exhibitions
- 2 tennis courts
- Heated 25m x 11m pool and 25 private pools
- Billiards, ping pong, hockey and pétanque
- Golf (driving range and putting green)
- Giant chess game, electronic dart game and mountain biking
- Shops and art galleries.

## Activities nearby:

- Horseback riding
- Nautical sports in the Mediterranean
- Skiing or hiking in the Alps

Open all year





## **5. Château on the Alps, near Mont-Blanc**

**Building floor area: 3,575 m<sup>2</sup>**

**Land area: 20 hectares**

**Rooms: 33**

**Hotel 33 rooms including:**

- **28 individual rooms**
- **5 suites**



*Purchased in 1984, Château is a stately country mansion built in the 19th century on the ruins of an 11th century castle. It is surrounded by some of Europe's most beautiful golf courses near Lyon, Annecy and not far from Geneva. Château faces the Alps and Lake Lemman. It offers it's largely international clientele a magnificent view of Mont Blanc.*

*Two 19th-century dining rooms accommodating up to 90.*

*1 gourmet restaurant accommodating 50, with a terrace dining area offering a panoramic view of Mont Blanc and Lake Lemman.*

*3 seminar rooms:*

- *Salon Maupassant (37.5 m<sup>2</sup> - 15 to 40 people)*
- *Library (23.5 m<sup>2</sup> - 10 to 25 people)*
- *Vaulted room (110 m<sup>2</sup> - 30 to 150 people).*

## Activities available at Château

- 20-hectare park
- Heated outdoor pool
- Ping-pong
- Walking paths
- Cycling
- Panoramic terrace facing the Mont Blanc
- 18-hole golf course across from the park entrance.

## Activities nearby:

- Hiking in the Jura mountains, alpine and cross-country skiing
- Fitness centre
- Horseback riding and fishing
- Casino.

Open all year.







*An elegant 19th-century residence overlooking Lake Geneva, a charming hotel set in a 22 hectares park, with an exceptional view over the Alpine chain and Mont Blanc. Initially built in the 11th century, it was several times destroyed in the area wars, until it was finally rebuilt between 1765 and 1770 and transformed into a hotel after the Second World War.*

*Elegant public lounges with peaceful colours and magnificent parquet floors, give a very special atmosphere to this magnificent residence. A well achieved combination of old charm with modern amenities, stand out in the rooms and suites where harmony between the various elements which make up the establishment and its services guarantee a peaceful, unforgettable stay. The Châteaux restaurant is known for its excellent service and original menus using finest quality seasonal produce, which is complimented by area famous for its well-known French wines, cellar and is full of fine vintages including some from the neighbouring countryside.*

*Located in a privileged location near Geneva and with easy access to many attractions, this quiet, gourmet, resting place is an ideal place to stay when visiting the area.*

## 6. Château near Dijon

**Building floor area: 4,970 m<sup>2</sup>**

**Land area: 1.5 hectare**

**Rooms: 48**



Acquired in 1958, the Château is a former Cistercian monastery dating from the 14th and 17th centuries. Located between Dijon and Beaune in the heart of the world-famous Burgundy wine country, Château offers exceptional character and authenticity.

48 rooms with wood panelling, fireplace, French-style ceilings and terra-cotta floor tiling:

- 37 individual rooms
- 11 suites.

3 dining rooms including:

- Le Clos Prieur, a gourmet restaurant, with a 14th century Gothic style dining room accommodating 60.
- The Côté Terroirs restaurant, in a reconverted wine-tasting cellar, accommodating 20
- Banquet room, accommodating 200
- Private dining rooms, accommodating 70.

5 seminar rooms:

- Salon Dom Gobelet (98 m<sup>2</sup> - 30 to 100 people)
- Salle des Tapisseries (170 m<sup>2</sup> - 50 to 250 people)
- Salle Saint Bernard (26 m<sup>2</sup> - up to 12 people)
- Salle Etienne Harding (98 m<sup>2</sup> - 30 to 100 people)
- Salle Guillaume de Vienne (170 m<sup>2</sup> - 50 to 200 people).



## Activities available at Château de Gilly:

- 1.5 hectare park, with river and fishing
- Heated outdoor pool
- Tennis court, badminton and croquet
- Billiards
- Wine tasting with the wine water
- Cycling through the local vineyards
- Musical and themed evenings.

## Activities nearby:

- First-time flights
- Squash and golf.

Open all year.



## 7. Château in Alsace, near Colmar

**Building floor area: 4,408 m<sup>2</sup>**

**Land area: 4 hectares**

**Rooms: 41**



Château was purchased in 1974 and is located in Rouffach, 45 minutes from the Mulhouse-Basle airport. The château was built over vaulted wine cellars dating from the 12th and 14th centuries and offers a panoramic view of the Vosges Mountains and the distant Rhine plain and Black Forest.

41 rooms including 1 suite, with view of the Vosgian Forest, local villages and vineyards. All rooms are decorated with historic furniture styles and fine fabrics.

### 3 dining rooms including

- 1 panoramic dining room, accommodating 40, with marble floor and picture windows with view of the vineyards and the old section of Rouffach.
- The Dagobert room, built in the 14th century with vaulted ceiling accommodating 50 people for private dining
- The 45-meter long "Bishops hall", which dates from the 7th century and accommodates 200.

### 4 seminar rooms:

- Salon des Princes Evêques (264 m<sup>2</sup> - 100 to 200 people)
- Alle Arbogast (54 m<sup>2</sup> - 25 to 35 people)
- Salon Charlemagne (31 m<sup>2</sup> - 12 to 30 people)
- Salon des Dames (25 m<sup>2</sup> - 10 to 20 people).

The Châteaux spa offers a wide variety of health and beauty services, including massage, beauty and cosmetic treatments, whirlpool baths, hammam, sauna, swimming pool and fitness room.



## Activities available at Château

- 4-hectare park
- Heated outdoor pool overlooking the village
- Tennis court
- Musical and themed evenings.

## Activities nearby:

- Walking and cycling
- Horse-riding and golf.

Open all year.



## **8. Château near Strasbourg**

**Building floor area: 5,616 m<sup>2</sup>**

**Land area: 4 hectares**

**Rooms: 62**



*Château purchased in 1994, offers a fine example of traditional 19<sup>th</sup> century Alsatian architecture. It is located on the outskirts of Strasbourg in a 4-hectare park, 15 minutes from the city centre and the airport.*

*62 rooms including:*

- 60 individual rooms
- 2 suites.

*4 dining rooms including:*

- 2 overlooking the river and forest: *The Ass' Zimmer*, offering traditional cuisine and accommodating 40
- *The Winstub du Château*, an Alsatian style restaurant accommodating 60
- A large dining kitchen and banquet hall accommodating up to 250
- *The Heydt bar*.

*The hotel also serves lunch on the terrace overlooking the Ile River.*





**12 seminar rooms:**

- Oswald I (45 m<sup>2</sup> - 12 to 35 people)
- Oswald II (38 m<sup>2</sup> - 12 to 35 people)
- Oswald I+II (83 m<sup>2</sup> - 30 to 300 people)
- III (118 m<sup>2</sup> - 45 to 150 people)
- Oswald + III (200 m<sup>2</sup> - 60 to 210 people)
- Wickersheim (78 m<sup>2</sup> - 25 to 75 people)
- III+Wickersheim (196 m<sup>2</sup> - 60 to 210 people)
- Oswald + III +Wickersheim (260 m<sup>2</sup> - 80 to 350 people)
- Heydt (160 m<sup>2</sup> - 50 to 200 people)
- Salon d'Arbois (25 m<sup>2</sup> - 12 to 20 people)
- Breakfast room (93 m<sup>2</sup> - 15 to 60 people)
- Salon Vauban (70 m<sup>2</sup> - 22 to 60 people).

*The spa offers a wide range of beauty and cosmetic treatments for the face and body, as well as whirlpool baths, swimming pool and hamman.*

## Activities available at Château

- 4-hectare park
- Fitness circuit and cycling
- Boating excursions on the Ile River.

## Activities nearby:

- Aerial forest adventure course just a minute's walk away
- Golf course, 7 km
- Touristic Alsatian wine route, 15 km
- Wine tasting.

Open all year.





**All Chateaux/Hotels will be operated by a well known Hotel Group on a new 20 year Lease agreement producing a yield of 7%+ (negotiable)**

**PRICE: €69,360,000**

Plus 3% for intermediation, will be payable by the buyer in the event of a successful transaction

*Prospective purchasers interested in this property, which is offered on a strictly PRIVATE & CONFIDENTIAL basis, must present a LETTER OF INTEREST which should provide sufficient background about the buyer together with Proof of Funds to evidence their financial capacity*

*The LOI should also include any conditions required by the buyer for Due Diligence*

*Prospective purchasers will also be required to sign a Fee Agreement and Non Disclosure/Non Circumvention agreement Please contact us to confirm availability and LOI details*

Contact:



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