

# French Properties Direct

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**Exceptional, renovated chateau with land**

**18 hole golf course and clubhouse**

**Equestrian facilities**

**Outline planning for 100 houses**

**Function suite with own kitchen**

**Additional house and buildings to renovate**



**Ceron, Burgundy**  
**Ref 10378**

**€7,500,000**

Chateau de la Frediere is an exceptional stone built, 18th century chateau which has been comprehensively renovated to a very high standard and specification. In a beautifully peaceful and private setting on the southern edge of Burgundy, the chateau stands in around 100 hectares of land. Previously an exclusive hotel, this property is now offered for sale by the owners as a private estate but with the potential to be run as a prestigious commercial venture once more.

The estate includes its own restaurant and separate function rooms, private, championship golf course complete with club house, a further house and outbuildings to renovate and equestrian facilities. Chateau de la Frediere would make a magnificent private residence, prestigious company headquarters or a hotel with exceptional facilities. It would also lend itself beautifully to being a highly photogenic venue for weddings or conferences.

Should you wish to enhance the value of your investment there is also outline planning permission, granted by the mayor of the commune of Ceron, for the construction of around 100 luxury villas in three discrete locations around the estate. The locations of these plots are such that you could develop them as integral to the property or sell them separately. Comprehensive details about the chateau and the opportunities therein are available directly from the owners. Please contact us in the first instance.

### **THE CHATEAU** 1200m2

Refurbished to a very high standard as a premium hotel the chateau itself has nineteen rooms including thirteen en-suite bedrooms. One en-suite bedroom has facilities for disabled guests. The entire building was professionally renovated around 10 years ago using high quality soft furnishings, fixtures and fittings and furniture.

### **GOLF CLUB**

#### **Course** *Approx 48 hectares*

18 hole course designed to professional standards and with an automated irrigation system.

#### **Club house** 350m2

With entrance area and reception area. There is a professional's shop, a bar and lounge. Ladies' and gents' changing rooms. Within the clubhouse is a restaurant for 60 covers, a fully fitted professional kitchen and a walk in cold store. Air conditioned first floor function room with space for up to 120 people. The function room has its own kitchen and cloakroom facilities.

#### **Driving rage**

#### **Golf buggy/caddy store** 180m2

### **LA MAISON** 280m2

With potential to be converted into additional accommodation comprising 12 or more en suite bedrooms.

### **ABOUT THE AREA**

The chateau is in the quiet commune of Ceron which is on the southern edge of Burgundy, a region known for fine wines, good food and a leisurely life style. Burgundy is known for its chateaux and is studded with luxury hotels and restaurants making it a destination for wine and food tourism and a refuge for those seeking a high quality of life away from the public glare. Lyon, where there is an international airport, is approximately one and three quarter hours away, the lovely city of Macon one and a half hours away and it is a three hour drive to Geneva. There is a private airfield about 15 minutes from the chateau.

### **EQUESTRIAN BLOCK** 300m2

Comprising stables and ancillary areas, but also suitable for a spa and the development of further accommodation.

### **WORKSHOP** 200m2

Housing a tractor and assorted grass cutting machinery and tools.

### **LUXURY DEVELOPMENT PROJECT** *Around 21 hectares*

Within the land are three designated areas which have been granted outline planning permission by the mayor of Ceron for up to 100 luxury properties. These could be retained by the chateau or sold off to developers.

### **ADDITIONAL LAND**

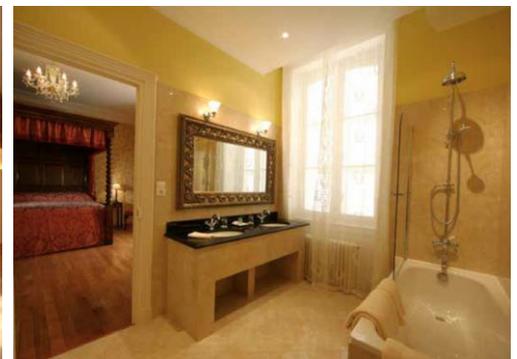
The remaining land is parkland and pasture in a tranquil setting. There are several natural spring fed lakes, a stream and areas of light woodland.

### **ADDITIONAL INFORMATION**

#### **Copies of planning permissions**

These are available from the owners

#### **Private airfield approximately 15 minutes away**



To enquire about this property please contact [info@frenchpropertiesdirect.com](mailto:info@frenchpropertiesdirect.com)

[www.frenchpropertiesdirect.com](http://www.frenchpropertiesdirect.com)

These details do not form part of any contract and all measurements are approximate.