

CHÂTEAU LA CHASSAGNE

Résidence de Luxe | Arboretum | Conservatoire Viticole | Musée de Vin

OBJECT-ANALYSIS

Domaine «Château la Chassagne»
Private Exposé



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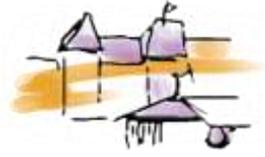
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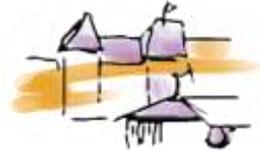
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OBJECT

A magnificent old hunting lodge and beautiful manor house situated at the gates of Burgundy's capital Dijon on a panoramic elevation above the Ouche valley.

After a complete renovation of the chateau which is now a luxurious residence and registered office of a cruise company. The superb estate, dating from the previous century, is a unique opportunity for lovers of fine objects.

Object details

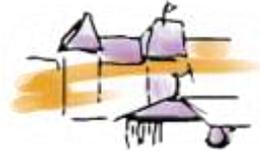
Château la Chassagne	Hunting lodge and manor house from the 19 th century on a panoramic elevation above the Ouche valley
Location	F-21410 Pont-de-Pany / Dijon / France Approximately 15 km West from Dijon with direct motorway
Entry in land register	Community / Commune Sainte Marie sur Ouche / Pont de Pany Community / Commune Fleurey sur Ouche
Boundaries	Same as Community / Commune
Section	Sainte-Marie sur Ouche / Pont de Pany: K, parc. 29, 30, 36, 37, 39, 40, 42, 46 55, 61, 65, 87, 101, 102, 103, 104, 105 Fleurey sur Ouche: K, parc. 14, 15, 16, 17, 46, 47, 50, 52
Area of land	100 acres (403.671 m ²)

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GROUNDS

SITUATION AND DESCRIPTION

The Chateau grounds with its parkland cover approximately 100 acres (400.000m²). The spacious property is located in the hills approximately 15 km West of Dijon and offers its own motorway exit. The chateau's extraordinary attractiveness is also enhanced by the adjacent golf course and its very own vineyard with 2,000 vine plants.

The estate is part of the village «Pont de Pany» and is situated just beside the Burgundy canal at the entrance to the Ouche valley. The «Vallée de l'Ouche» is a regularly visited area for excursions and hiking. The undulating estate is approximately set amongst the rolling hills of the surrounding countryside. The well-kept and manicured park with both exotic deciduous and broad leaf trees is often mentioned in specialized guides as a unique arboretum within France. The undeveloped area of land within the park contains some beautiful lawns and pasture land with crossing pathways. The soil content is normal. No groundwater and no emissions. The surrounding environment is safe. A farm is next-door to the estate.

Burgundy is renowned for its culture and history, its world famous wines and its outstanding gastronomy. Dijon with a population of far more than 150.000 and city of universities, is the capital of the Burgundy region. This central location in Europe is the basis for its economic and international structure. An intersection of motorway and railway systems for ex. TGV (French high speed train) and plus the international airport, makes Dijon an important metropolis with good accessibility and shopping facilities.

The property was built as a private residence and hunting lodge, at the same time as the construction of the Burgundy canal. Due to its unique positioning in the heart of Burgundy with its historical culture and mild climate, «Château la Chassagne» is an outstanding and magnificence gem.

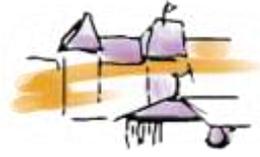
During the past few years this property has been completely renovated, restored and modernized with the newest techniques and technology, transforming it into a fine and exclusive Château-Residence with all the required amenities.

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BUILDING

DESCRIPTION OF CONSTRUCTION

The property was initially newly built as a hunting lodge between 1850 and 1880 as a three story freestanding building with approximately 1,200 yd² (1000 m²) of living space, with full cellars and a solid wood roof structure.

The cellar walls are made of brick, pointed and then plastered. The vaulted ceilings in the rooms are of brick. The floor of the cellar is of concrete, with flooring plaster with a solid stone staircase leading to the ground floor. The space above the vaulted ceilings has been filled with concrete and layered by screed. The roof structure is of solid wood. The underside of the ceilings are built in the style of «plafond à la française» (protruding wooden beams) which have been covered in part with wood, painted and decorated resulting in beautifully decorated ceilings. The roof structure is angled and built as described above. The steeply angled roof is decorated with protruding gable windows of different styles and sizes.

The exterior 7 chimneys for the 17 open fireplaces found within each room, the kitchen and the central boiler room have special forms just like the tops of their stacks. The main staircase to the different floors splits into two or three parts with a landing at each floor. It is built of solid wood and attached to the walls of the Chateau. The staircase and its handrail are in a Baroque-Rococo style. In the right hand part of the building is a hydraulic lift with access to each of the three floors. The distance between floor and ceiling is about 3.90m on the ground floor, about 4.20m on the first floor and about 2.70m on the second floor with the occasional suspended ceiling.

The four adjacent buildings have all been constructed of solid material and tiled roof with wooden beams, remaining in harmony with the chateau. Apart from the partially cellared apartment house and fitness house the other buildings have no cellars.

The building was constructed initially as a hunting lodge in the classical Baroque style with a touch of Rococo influence. The harmonious relationship between park and construction is evident. The facades of natural stone are decorated with numerous reliefs and carvings. The door and window frames are also of carved natural stone.

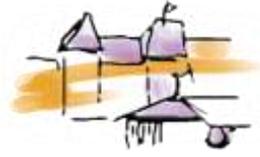
The main construction and its adjacent buildings have all been well looked after and tended. The beauty as a whole is due to the whole compilation (of both the park and its buildings) providing the optimum value.

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CONVERSION

Fully automatic hot water central heating with two oil fed boilers. Existing oil tanks in the cellar. The sanitary installations are in good condition and are more than adequate. The electrical installations meet the normalization standards. Electricity, water and all amenities are provided by the council.

In total there are 17 open fireplaces within the Château. The chimney flue and walls are of stone. The doors are partially of solid wood in relief on both sides. Windows are of wood and PCV double glazed. The entrance door, windows by the stairs and those in the seminar room as well as many other rooms, such as the light dome room on the second floor are stained glass windows. Generally the ceilings are covered wood panels and in parts they are plastered. Various rooms are with real wood. The other walls are plastered and wallpapered or painted. The living rooms on the ground floor are fitted with very good hotel quality carpet. In the bathrooms both walls and floors are tiled with Italian ceramic. The hall, stair well and restaurant all have the original large ceramic flagstones. The steps of the staircase are of solid wood with a landing at each floor (wood or carpeted), in total for three floors. An hydraulic lift system in stainless steel with oak vaneer has been installed from the ground to the top floor. The workmanship is of good quality and well maintained.

LEVEL OF CONSTRUCTION

The structure with its four adjacent buildings was built as a hunting lodge in the 19th century. In the past 25 years this construction has been approximately 50% re-conditioned, with sanitary and modern technology being incorporated and continuously being upgraded. A hydraulic lift with access to all floors has also been installed in 1991.

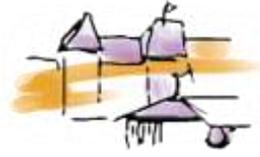
The modernization, repairs and refurbishment are still being accomplished today.

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EXTERIOR

Drainage systems are in place and functional. Flood lighting around the car park, the driveway etc. is installed. The access routes and paths are designed generously and covered in gravel. Existing outdoor giant chess set. The Gateway is made of metal and wood with lateral enclosing parts. The parking and the open areas around the buildings are covered with gravel. The park and arboretum with its old trees are well kept and consist of a mixture of conifer and broad leaf as well as of course a mixture of saplings.

The outdoor facilities have been designed by the famous master in horticulture Edouard André (1840-1911) who is also known for his works all over Europe and especially in Paris with Gustave Eiffel.

DECREASE IN VALUE

There is no visible decrease in value, either technical or structural.

The technical and economic depreciation due to the age of the building are balanced by the continuous maintenance and modernization.

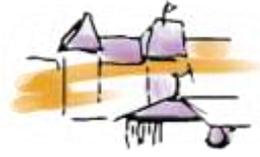
The entire estate, the park as well as the exterior buildings and facilities are in general very well maintained and in excellent condition.

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EVALUATION

LAND VALUE

The land has an old and partly exotic tree population and as with the meadows and pastures it has been well tended. According to the book «French gardens», it is supposed to be one of the most beautiful arboretum in France. It is hilly with an approximate difference of 20m between the lowest and highest point and lies in impressive forested mountain scenery. In light of the descriptions and the observations made, the land survey has been completed.

Building costs of the road have already been paid.

Total land mass approximately 100 acres (more than 400.000m²), subdivided into:

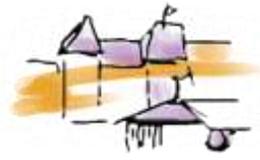
360.000m² Forest and flat meadows	à € 1,67 / m²	€ 602.000,-
40.000m² Constructible land, covered with the former hunting lodge and four adjoining buildings	à € 94,50 / m²	€ 3.780.000,-
Total land value:		€ 4.382.000,-

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DEPENDENCES

The environment and conditions of the surroundings are excellent.

Dependences details

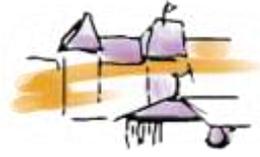
Courtyard and parking facilities	Approx. 3.500m ² maintained drainage parking with outdoor lighting, lightly covered in gravel, in parts tarmacked x € 13.50/m ²	€ 47.250,-
Permanent access routes within the grounds	Approx. 6.000m ² maintained drainage lightly covered and in parts tarmacked drainage and illumination x € 13.50/m ²	€ 81.000,-
Tennis Court	Outdoor tennis court, hard surface with automatic drainage, protective fencing, adjacent small wooden building with manicured surroundings	€ 27.500,-
Relaxing and leisure	Open space and games (giant chess set) and covered BBQ area, drainage, illuminated pathways and surrounding area. Approx. 2.500m ²	€ 32.000,-
Golf green	Driving-Range Par 3	€ 2.000,-
Deer park	Protected with approximately 2m high fence, feeding pasture, stalls constructed from wood. Approx. 12.000m ²	€ 7.500,-
Extra supplements	1) a vineyard with 2,000 vine plants secluded by a traditional dry-stone wall	€ 350.000,-
	2) for the uniqueness of the tree population as arboretum	€ 275.000,-
Total of the exterior establishment:		€ 822.250,-

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BUILDING VALUE IN PRICE PER SQUAREMETER

Considering the object's current construction level and the degree of modernization, the given square meter prices contain an age-related deduction of 25% based on the useful life of the buildings.

Château

Main building / Chateau (watch plan for details)	Approx. 1.000m ² x € 3.750/m ² , 3 halls, 1 gallery/Château hall, 2 drawing rooms, 9 rooms and suites, 9 bathrooms/WC, 3 sanitary rooms, 2 offices, 2 kitchens, 1 stairwell with adjoining small areas, storage rooms in cellar and attic	€ 3.750.000,-
Chapel construction (watch plan for details)	Approx. 40m ² x € 3.000/m ²	€ 120.000,-
Winter garden (watch plan for details)	Approx. 30m ² x € 2.500/m ²	€ 75.000,-

Adjoining buildings

Apartment building I (watch plan for details)	Approx. 150m ² x € 1.350/m ² , 4 rooms, 2 bathrooms/WC, kitchen and winter garden	€ 202.500,-
Apartment building II (watch plan for details)	Approx. 125m ² x € 1.150/m ² , 3 rooms with toilets, showers and sauna	€ 143.750,-
Barn / Wine museum (watch plan for details)	Approx. 120m ² x € 1.150/m ²	€ 138.000,-
Administration / Stables / Garages (watch plan for details)	Approx. 130m ² x € 1.150/m ²	€ 149.500,-

Special building work

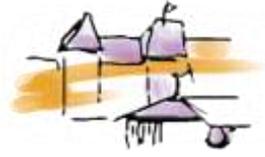
Special building works carried out for previously described constructions	Foundations for extensions, terrace, outdoor stair case, balconies, chimneys, elevation of the roof etc., roughly estimated:	€ 320.000,-
Value of the building:		€ 4.898.750,-

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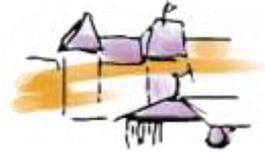
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EXTRA BUILDING COSTS

Extra building costs

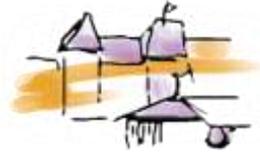
Details	Costs for surveyor-, notary-, land registrar-, architect-, statics engineer, foreman, bank charges, charges for loan, administration charges representing 14% of € 5.721.000,- (exterior value and value of the building)	€ 800.940,-
Total		€ 800.940,-

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SUMMARY

Values

Land Value	€ 4.382.000,-
Dependences	€ 822.250,-
Building value Château and 4 adjoining buildings	€ 4.898.750,-
Extra building costs	€ 800.940,-
Object value total:	€ 10.903.940,-

INDICATION

The continuous restoration and maintenance, as well as the modernizations and sanitary installments in the last years balance the loss of value with the gain. Nevertheless an age-related reduction of 25% has been applied.

REMARKS

The estimated value of approx. 10,900,000 Euros for the castle with its location above the Burgundy Canal at the entrance of the Vallée d'Ouche, the attached motorway exit, the exceptional park (Arboretum) together with the vineyard and the neighboring nature golf course "La Chassagne", is really appropriate.

It is a very good investment, because the Château is more than 150 years old and in 150 years or more it will still exist.

Michael Dresen

Château la Chassagne, September 9th, 2016

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