

There can be various reasons why someone private may want to acquire the Montbrun estate.

It could respectively serve as: a luxurious main residence, a second home or a time-share project.

For commercial entities, such as project-developers, Hotel exploiters or organisations in the fields of Management training, holiday-resorts, retirement-homes, health-spas, theme-parks, etc., there are plenty of opportunities which could be taken advantage of.

One should keep in mind that it is not only a historical site and monument.

“It is the actual Castle where, in AD 1199, King Richard I (the Lionhearted) died.”

The Castle is surrounded by a vast and beautiful landscaped territory. There are even the remnants of an underground-passage system with various entrances still intact, built by the Celts before the year 1.

In fact, there are only 4 Castles, of that époque, still standing in France and, given the way it has been restored, probably the only one in its kind.

The region (Haute Vienne) is renowned for its ever-green (year round) nature of forest, farmlands and lakes and borders to the largest tourist region of Southwest France: The Dordogne. Otherwise it is famous for its Porcelain (Limoges), meat-cows (Limousines), ceps (mushrooms), foie-gras (duck-liver) and its large exploitation of oak-trees.

It also features an International Airport at a distance of less than a 30-minute drive.

Aside of that, the Limoges Train-station has an almost hourly service to Paris, which is just a 3 hour ride.

The present owner has done substantial research into the various possibilities and also negotiated with the local authorities on the issue of the various licenses to be obtained. He has found that the region is extremely flexible and open to, virtually, any development that, either way, promotes tourism, creates employment or improves the quality of the site.

The heritage committee (Monuments de France) who oversees all recognized monuments and guards that the authenticity of the site(s) are not compromised, has already agreed to the construction of a country club, tennis-courts, a golf resort,

swimming pools, the creation of various restaurants and other new constructions as long as one and other is done in such a way that the style matches with the appearance of the Castle.



There are many things to consider before buying golf real estate. Understanding them will help you invest intelligently

Other government agencies have assured that almost any licensing will be easy to obtain and will come without any substantial cost.

For example, in case that such would be a requirement, permission to reroute the existing access-road in order to make the domain more private, will not meet with any objection and can be obtained quite simple and quick.

Already several of the visitors have landed their helicopter right at the front door of the Castle and the creation of a genuine heliport (or even a small airstrip) is certainly within the possibilities.

There is, today, already a fully functioning Tavern on the premises, which is fully licensed for and alcoholic beverages and who's permits may be extended to any other location (building -including the Castle itself-) within a distance of half a mile.

Among the possible as well as already existing activities are:

- Riding school
- Private hunting
- Fishing
- Canoeing
- Water-bicycling
- Para-gliding
- Treasure-hunting
- Mystery-gaming
- Caving
- Music Festivals
- Medieval events
- Jogging
- Forest-walks
- Biking
- Spa's

- Wood chopping (therapeutically)
- Daytrips to wine/cognac regions
- Daytrips to Castle-routes and/or picturesque villages
- Weddings
- Skeet
- Various sporting (events or practicing)

and of course sunbathing, walking, horse riding, etc.

As zoning and change of the various destinations of the property is easy (no mayor opposition will be a problem) and virtually free, one could also foresee and plan the creation of artificial beaches and other recreational ventures.

It would indeed be “the” environment for a Hotel-Boutique, a Holiday-Resort, a Theme Park, a Health Spa or the likes.

With all its resources:

- Forest
- Lakes
- Farmland
- History
- Walking-routes

and of course: the beauty of the Castle itself.

Montbrun Castle is located on the touristic “Route Richard Coeur de Lion” (*The, Richard the Lionhearted Route*), close to Limoges (the Capital city of the Limousin province), next to the Dordogne (the most popular tourist region in the southwest of France) and within easy reach and access to Paris, Bordeaux, Toulouse, etc.

Also, because of its uniqueness, the value of the property can, over the years, only increase; not only because of the increasing public interest in the region (which makes the prizes rise) but also because it fits into the sector of “normal” real estate...

and,

honestly, they don't make 'em anymore like that...