

Ref: G0110

## Luxury Castle BB with a park garden in Limburg

**4,550,000  
EUR**



**Investment type :** For sale  
**Property type :** B&B  
**Bedrooms :** 7  
**Hotel area :** 3000

**Price in Euros :** 4,550,000 EUR  
**Price in US Dollars :** 4,892,473 USD

**Country :** Belgium  
**Year built :** 1820  
**Condition :** Turnkey



The castle BB is ready to move in and in very good condition, perfectly insulated and completely maintained. The castle, located in Limburg, consists of a beautiful private home, wellness, fitness, B&B with guest rooms, but also an office building in the former farm, with planning permission for 5 homes. This domain has been renovated to perfection with an EPC level of 74. The castle is a castle farm and consists of the rectangular main building behind which the U-shaped castle farm is located, accessible through the gatehouse. Whoever becomes the owner of the domain also buys 5.5 hectares of land with a park, pond, pond house, orchard and ample parking options. The castle was built in 1820. Completely renovated in 2011 by a well-known Architect.

For the moment there are 7 suites, but it can be extended with 15 to 20 extra suites ( offices can be changed into suites + other spaces, etc... )

Listed in Inventory of Immovable Heritage

Surrounded by meadows of the same owner

Fully lined with hawthorn hedge

Fencing 250 running meters, 2 meters high on the street side

Provided with all inspection reports

Buildings and lands were thoroughly renovated

Location: 200m from the street & 5m higher than street level

EPC74 perfectly insulated, extra thick outer walls

34 car parks including 4 charging points

- Castle:

Living area approx 1700m<sup>2</sup>

7 en-suites bedrooms (incl. air conditioning)

2 kitchens + 2 lounges + 2 dining rooms

Fitness room with gym equipment

Wellness with sauna, steam bath, whirlpool, rain room, relaxation area and enclosed garden

Gas heating

Home automation and alarm system (fire and burglary)

Outbuildings approx 145m<sup>2</sup>

- Offices:

Floor area 1155m<sup>2</sup>

Large loft cafe in tithe barn with fully equipped bar

Deep bore heat pump (heating and cooling)

Home automation and alarm system (fire and burglary)

Building permit to convert offices into 5 ground-bound homes

- The park approx. 30,000 m<sup>2</sup>

More than 200 mature trees some 180 years old

Perfectly maintained and includes a romantic pond and pond house

Garden lighting on home automation

Network of garden reels

Heated swimmingpool

- The orchard approx 25,000m<sup>2</sup>

300 standard fruit trees