



Le Château d'Arc-en-Barrois

A vacation home in a royal
French château





Château d'Arc-en-Barrois

Executive Summary

A unique place:

- A royal French château with more than 300 years of history
- Private rooms and access to the professionally maintained common grounds
- Located in the idyllic village of Arc-en-Barrois only a two and a half hour drive southeast of Paris.
- Expansive common area including magnificent dining halls, parlours, wine cellar, champagne cellar, “industrial” kitchen, intimate pantry kitchen,
- Lovely natural setting of a three-hectare park directly adjacent to the local golf course and one of the largest hunting grounds in France.
- Owners may arrive any time, any day of the year, to enjoy their private room and the common property as long as they want.

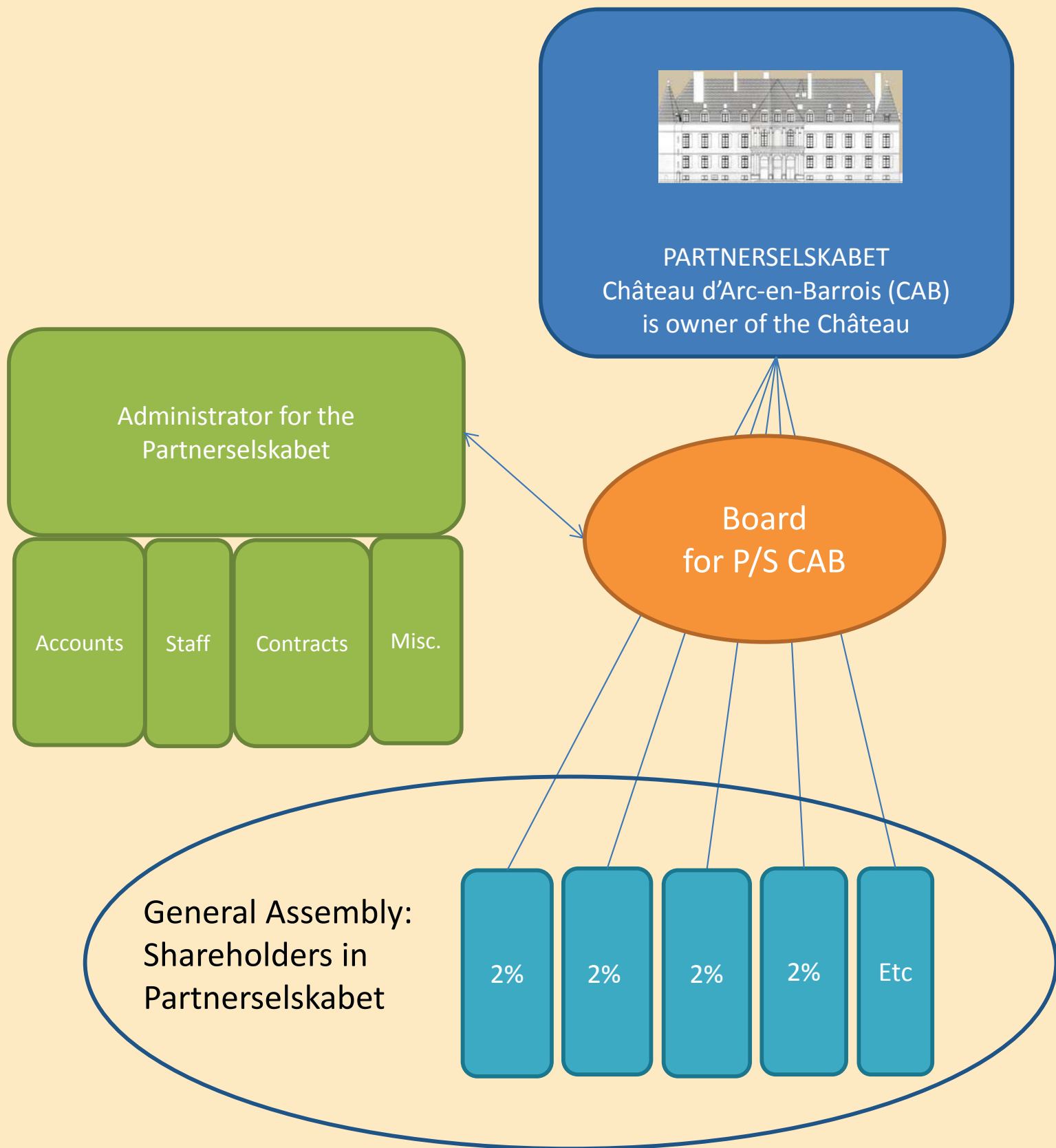
Business concept:

- With fifty owners sharing the operation expense, individual monthly costs of château operation are currently at Euro 240 / 1775 DKK.
- Each Annual Budget is agreed at each Annual General Meeting open to attendance by all owners. It is in everyone's interest to keep costs at a reasonable level.
- No debt in the property.



Château d'Arc-en-Barrois

Ownership structure





Concept

Château d'Arc-en-Barrois is a co-owned property with individual and common rights and obligations to each owner. The rights and obligations are regulated through a co-owners agreement signed by all owners at the time of purchase.

There are 50 shares – one share assigned to each private room. Some owners have more than one share/room.

Each shareholder own the château on equal terms with the fellow owners.



Owners can arrive without warning, any time, any day of the year, to enjoy the private room and the common property as long as you want.





Château d'Arc-en-Barrois

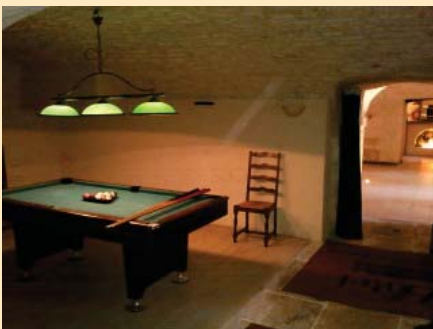
The Château combines the possibility of absolute privacy in the individual rooms with the possibility of socializing in the common parlors, dining halls, bar, park etc.



Owners may cook and dine in their rooms where these have kitchens or use the common kitchens and dining halls .



Château d'Arc-en-Barrois



All owners can spend time in the expansive common area including two magnificent dining halls, two vaulted basement halls with bar and billiards room, wine cellar, champagne cellar, “industrial” kitchen, pantry kitchen, library and a reading room, elegant parlors, lounge reception, and the natural setting of a three-hectare park directly adjacent to the local golf course.





Location

The château is located two and a half hours drive from Paris and about the same distance from Basel, each city offering easy access by air. Major airlines and low cost carriers fly into both cities.

By car, the château is about 1200 km from Copenhagen, about 400 km from Munich, about 400 km from Brussels, and about 650 km from London.



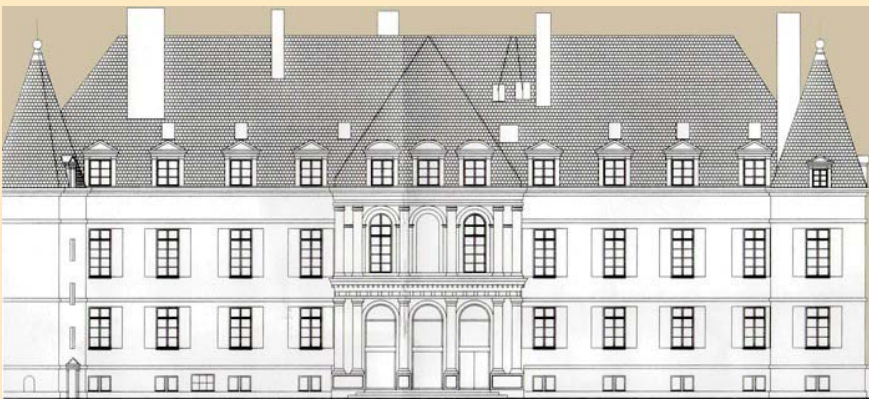
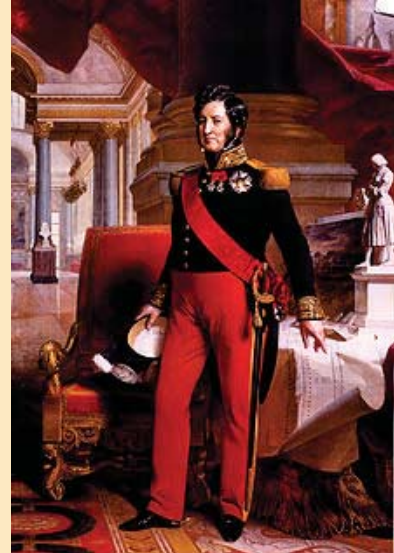
France

We are located just between the **Champagne** district to the North and Côte d'Or, or the **Bourgogne** district, to the South.



History...

Since the Middle Ages, the château in Arc-en-Barrois has belonged to royal families and French nobility. During the revolution of 1789 part of the château was destroyed and later it was confiscated by the first republic. The château and its vast forests returned to the royal Bourbon-Penthièvre family in 1814, and in 1821 the sister of King Louis-Philippe (1830-1848), Princess Adélaïde d'Orléans, inherited the estate after their mother. Princess Adélaïde was one of the Kings closest advisers as well as the guardian of his son the Prince of Joinville.



Between 1844 and 1848, Princess Adélaïde rebuilt the château from 1650 into its current form to serve as a hunting lodge. The Prince of Joinville inherited the château which remained the property of the Orleans family despite the fall of the monarchy in 1848. During World War I, the Duke of Penthièvre let the château serve as a British Red Cross temporary hospital for the wounded from the fronts at Argonne and Verdun and it was staffed with English, Canadian, American and Danish staff many of which were well-known writers and artists.



...and Tradition

The Château is in the midst of a region with rich traditions in winemaking, cooking, hunting and with a rich cultural life.



Owners can enjoy and be part of events in that same tradition.





Private rooms

Each shareholder has a private room. Rooms maybe renovated and modified by the owners as they wish as long as French building regulations and the Co-owners Agreement is respected.

It is possible in most rooms to install a kitchenette with fridge and the larger rooms allow for a full kitchens, but it is not necessary since the Château offers its own grand kitchen, divided into several units in the basement: kitchen with pantry, scullery, cook facilities, produce storage room, and locked wine and champagne cellars.

Contact us at le.partenariat@chateau-arc.dk for information on rooms currently for sale.

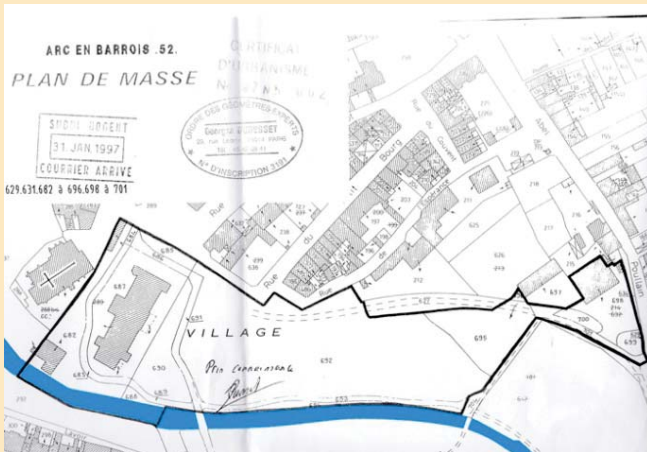
The respective owners who have rooms for sale can be contacted for prices.





Property Management

With fifty owners sharing the operation expense, individual monthly costs of château operation are currently Euro 240. / 1775 DKK.



The château has been upgraded and renovated over the last five years. The common area is in excellent condition. The roof is natural slate and considered good for the next 150 years.. All electrical installations are recent or new and professionally certified.



Each Annual Budget is agreed at each Annual General Meeting open to attendance by all owners. It is in everyone's interest to keep costs at a reasonable level.



The château is fully insured. The private rooms are the responsibility of the individual owners. Château management facilitates individual insurance contracts with the insurance company.



Local Life

The village of Arc-en-Barrois offers a golf course next to the château, a bakery, a local supermarket "Petit Casino," a butcher, a café, two restaurants, a pharmacy, a school, a post office and a nearby tennis court. The vast forests and nature around the village offers everything from springs, biking, horseback riding and cultural experiences.



The town square is located just outside the entrance to the château, with a monument to the city's fallen in the world wars, the town hall, an old pharmacy, and the Hotel du Parc with an excellent restaurant.



Arc-en-Barrois is located near the famous "Champagne Route," where more than 15,000 families are involved in Champagne production. The vast majority of Champagne producers are small family businesses that do not sell their wine to supermarkets, so great deals and wine experiences are to be found all around the area. Lac de Liez 40 mins away offers sand beaches and swimming at summer. The skiing areas Métabief and Les Rousses are 2hrs 45 min away, Chambéry 3hrs 30 min away.



Château d'Arc-en-Barrois

Financilas

Value:	• Value of each share in DKK 10.000 • Value of each room is market value
Debt:	• Does the PS have any loans that are not listed in the latest audited annual report?: No • Does the PS have any loans with solidary responsibility: No. • Does the PS have any loans at all: No. • Has the PS provided any security for any shareholders private loans/mortgage?: No. • Can mortgages or other loans be made by owners with security in the share and the associated apartment: No.
Costs:	• Share of running costs associated with each share: 1/50 • Monthly dues DKK 1775/240 Euro (= tax, staff, maintenance, cleaning, electricity common areas, water, antenna, internet, park. • Electricity and heating in own room: by metered consumption • Are there planned improvements/renovations which may increase the monthly dues? No.
Resale:	• The share can be re-sold directly, there are no pre-emptions. • The PS does not decide on a future sales price of the share and the associated rights and apartment. Fee to Administrator to register the purchase to be paid by buyer: DKK 1500