



\$5,395,000
PRICE REDUCTION

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RETAIL

FOR SALE

**LUXURY HOTEL
OPPORTUNITY AT
YOSEMITE'S GATEWAY**

**CHÂTEAU DU SUREAU &
ELDERBERRY RESTAURANT**

**48644-48688 VICTORIAN LN,
OAKHURST, CA 93644**

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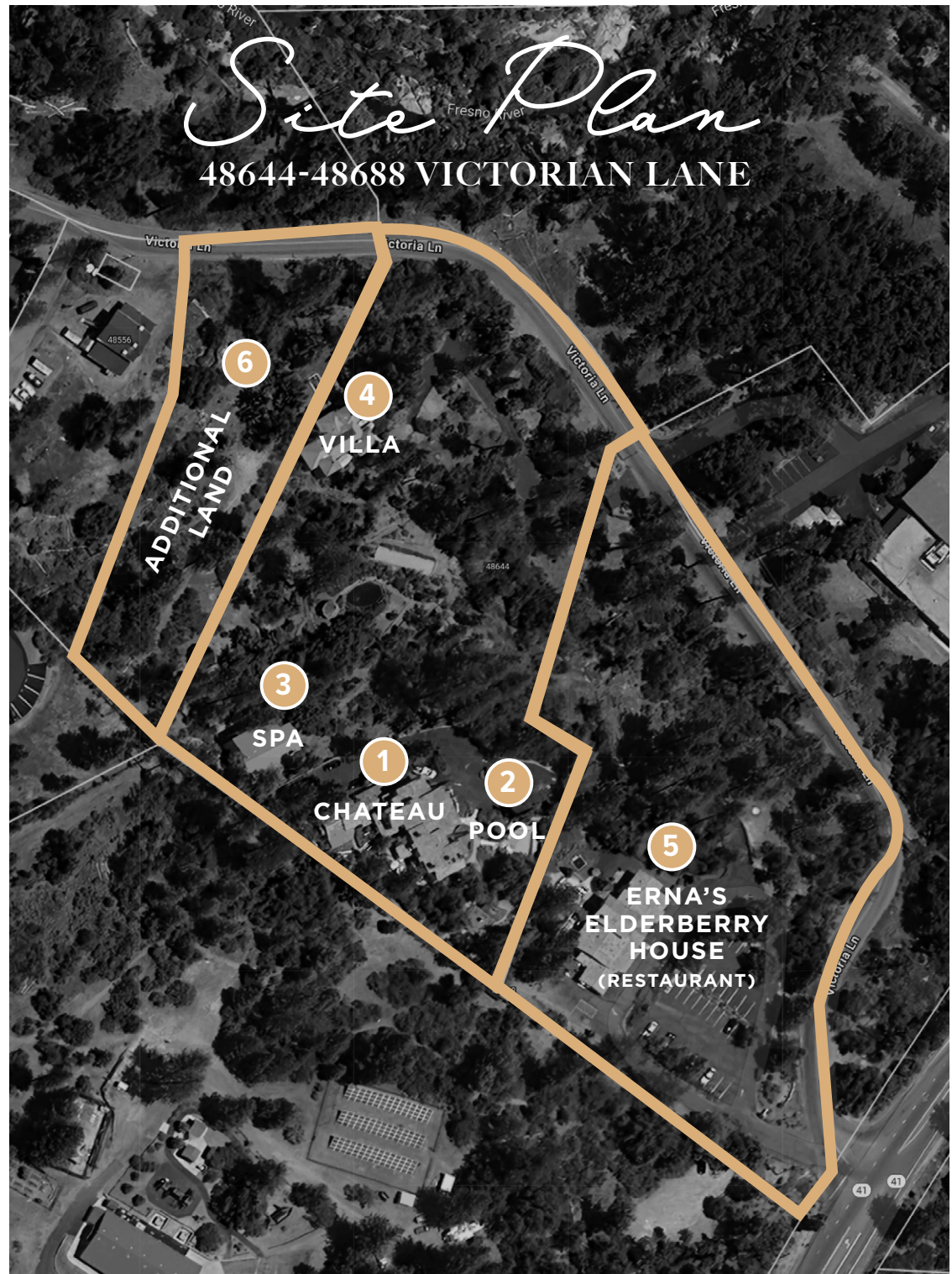
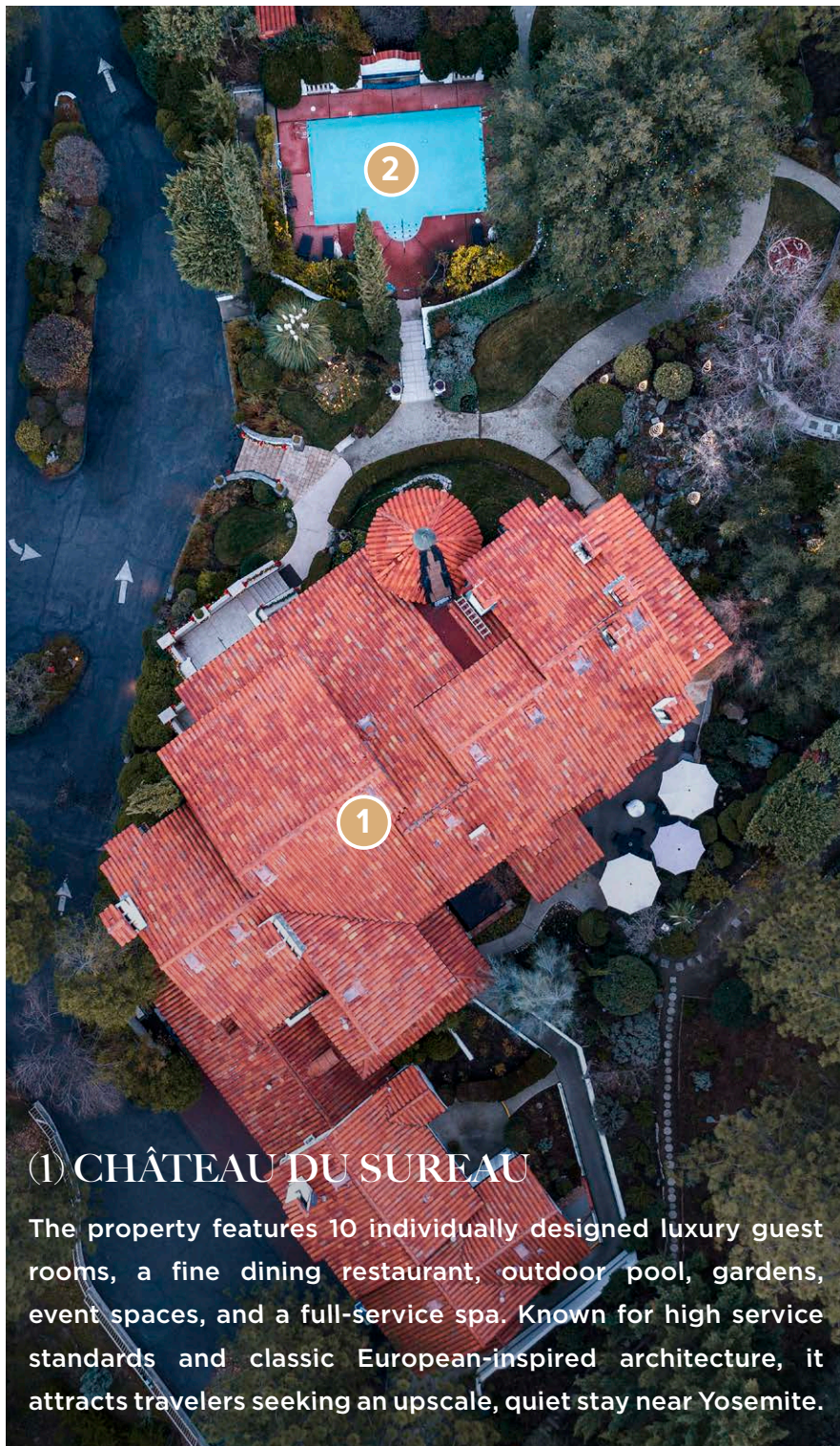
EUROPEAN ESCAPE IN *California*

Perched on nine acres of manicured gardens and towering pines in Oakhurst, California, Château du Sureau offers an unparalleled blend of old-world European charm and modern luxury. This AAA Five-Diamond and Forbes Five-Star property is a celebrated Relais & Châteaux destination for over 25 years, renowned for its elegance, privacy, and exceptional guest experience.

The grounds of the property offer a unique array of guest activities, including an outdoor pool, a music tower, small chapel, gift shop, yoga and bocce courts, life-size chess court, and walking trails. In addition to the 10-room Château du Sureau, the award-winning Elderberry House Restaurant, the two-bedroom Villa Sureau, and the Spa du Sureau.

The Château's proximity to Yosemite National Park—just 16 miles away with over 4 million visitors a year—makes it a premier destination for discerning travelers seeking a luxurious base for exploration.







(2) POOL

Inviting pool area, featuring a spacious terracotta-hued deck surrounded by lush, vibrant landscaping and comfortable lounge chairs for the perfect day of relaxation.



(3) SPA DU SUREAU

Provides a quiet, comfortable space for rest and rejuvenation. The spa includes private treatment rooms, a garden patio, and a menu of services such as massages, facials, and body treatments. It offers a simple, well-appointed setting where guests and locals seeking a luxurious escape can relax and recharge.



(4) VILLA DU SUREAU

A private 2,000-square-foot, two-bedroom villa on the estate grounds offering a secluded lodging option with its own living areas, kitchen, and outdoor terrace. The villa provides guests with added privacy while still having access to the amenities and services of Château du Sureau.



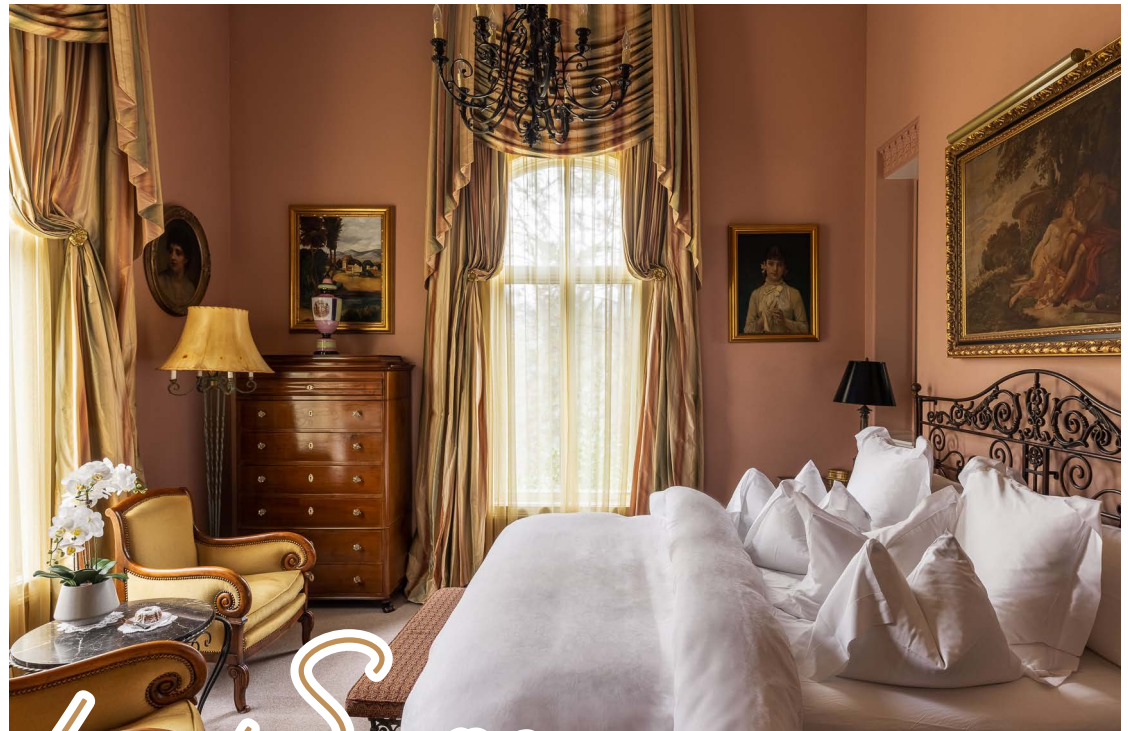
(5) ERNA'S ENDERBERRY HOUSE RESTAURANT

Opened in 1984 by Austrian-born restaurateur Erna Kubin-Clanin, this award-winning fine dining destination has been the culinary heart of Château du Sureau for over three decades. Consistently recognized with AAA Five-Diamond status and a member of the prestigious Relais & Châteaux family, the restaurant offers an intimate 55-seat dining room and an extensive wine cellar with global selections. Elegant European décor and views of manicured gardens create an atmosphere of timeless refinement. Erna's Elderberry House continues to attract discerning travelers and gourmands from around the world.

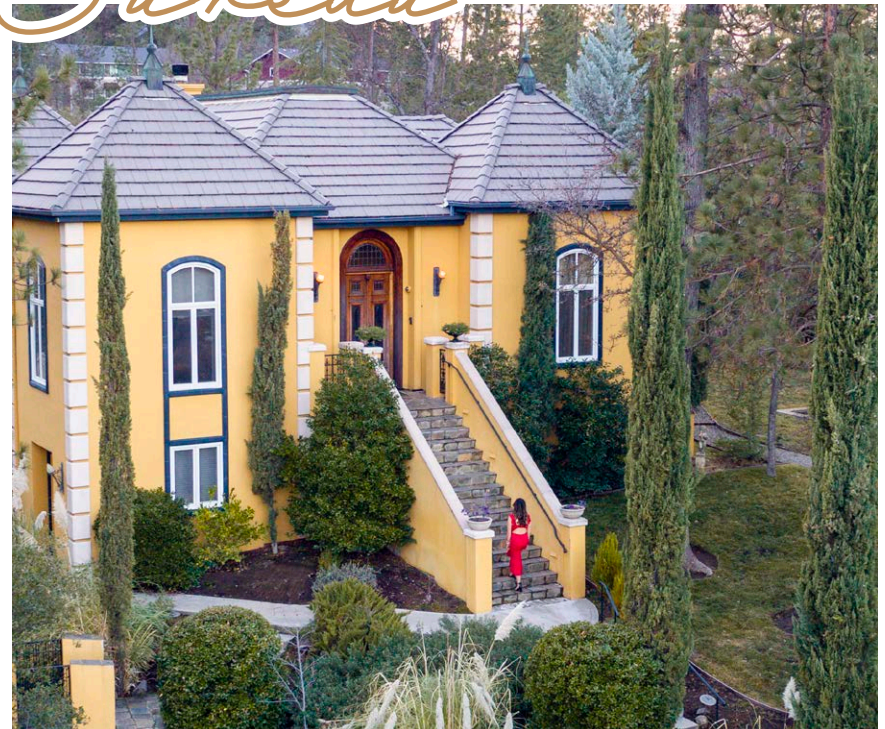


(6) ADDITIONAL LAND

Bonus grounds offering exciting potential for future development, whether adding guest rooms, enhancing amenities, or creating unique new experiences



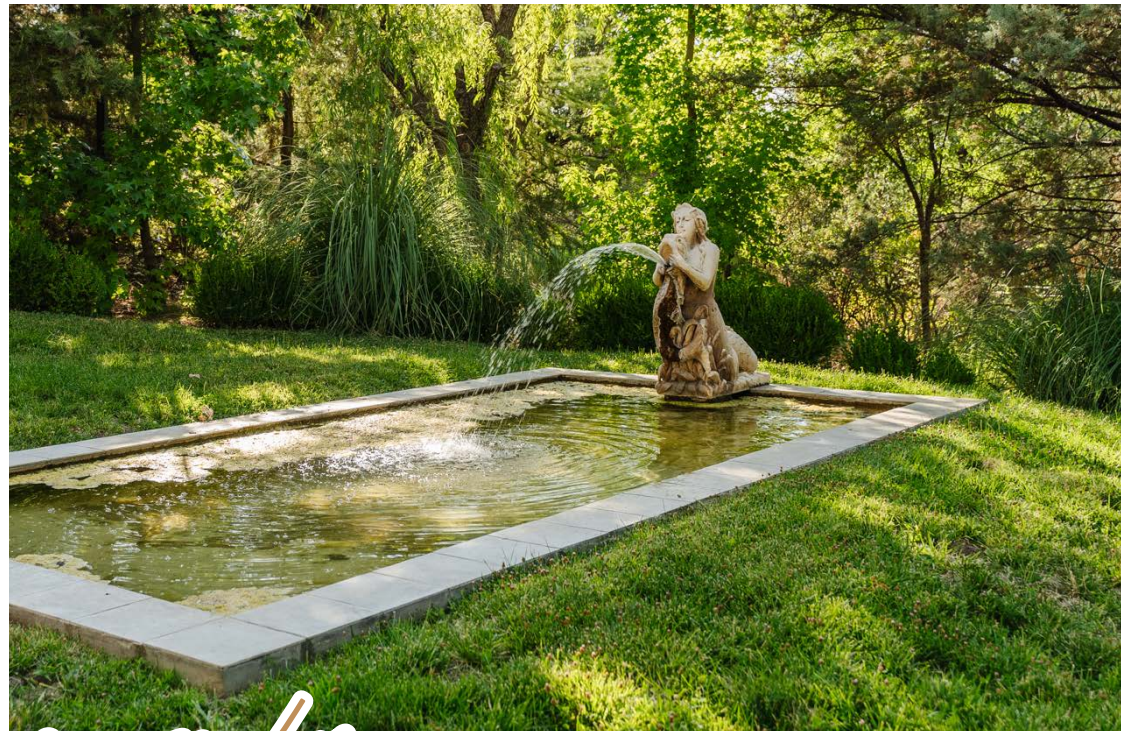
Chateau du Sureau



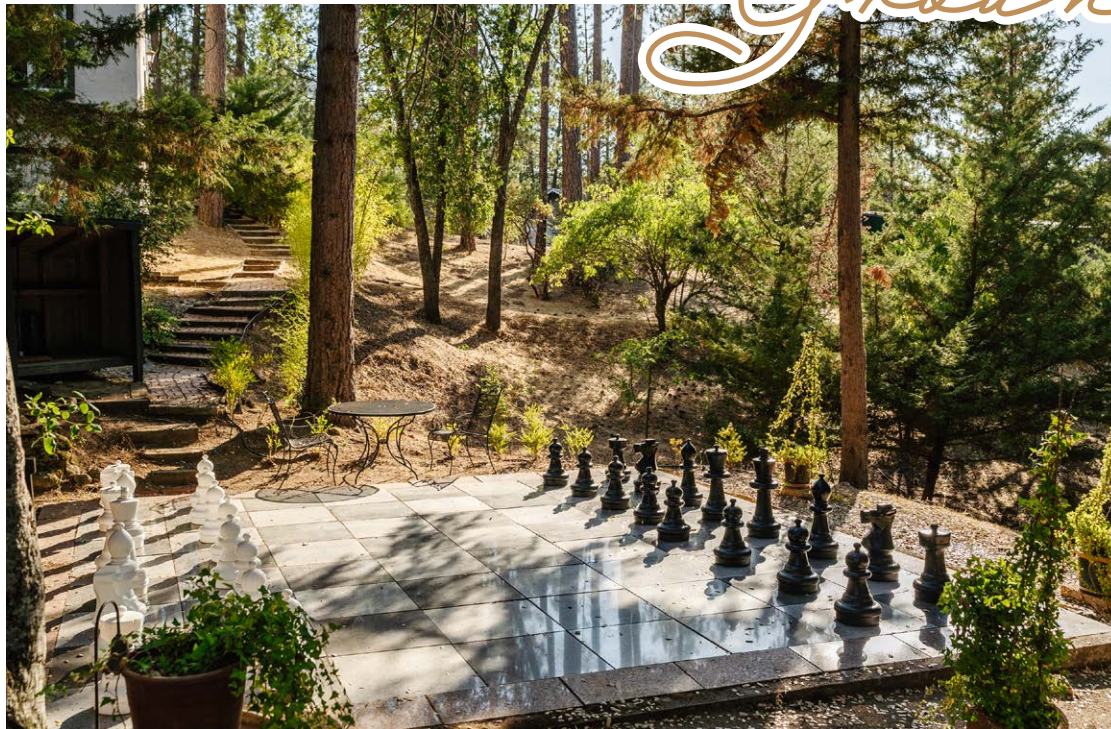


Erna & Elderberry House





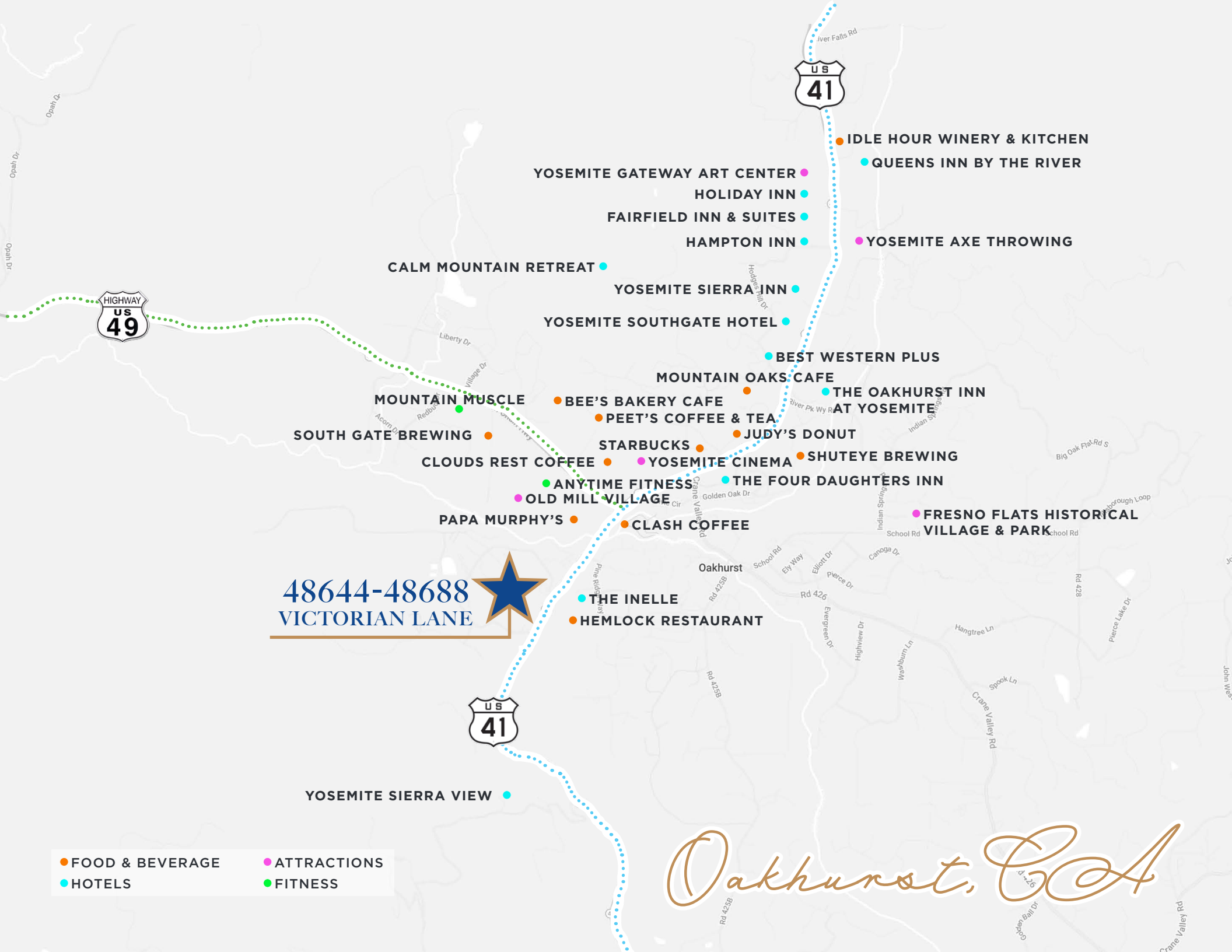
Grounds





Property Summary

ADDRESS	48644 & 48688 VICTORIAN LANE OAKHURST, CA 93644	YEAR BUILT	ELDERBERRY HOUSE RESTAURANT: 1984 CHÂTEAU DU SUREAU: 1991 VILLA DU SUREAU: 2001 SPA DU SUREAU: 2005 FOUR ONE & TWO STORY	ROOMS	12 BEDROOMS
LISTING PRICE	\$5,395,000			SITE AREA	7.96 ACRES
INTEREST	FEE SIMPLE			BUILDING AREA	19,580 SQUARE FEET
APN	064-083-011, -012 AND -036	BUILDINGS		PARKING	52 GUEST AND 20 EMPLOYEE SPACES
ZONING	COMMERCIAL RURAL GENERAL (CRG)	FLOORS		ADDITIONAL LAND	SUITABLE FOR POSSIBLE FURTHER DEVELOPMENT
				LIQUOR LICENSE	47 + 58 ABC LICENSE



48644-48688
VICTORIAN LANE



- FOOD & BEVERAGE
- ATTRACTIONS
- HOTELS
- FITNESS



OAKHURST GRILL & WHISKEY 41 LOUNGE



SOUTH GATE BREWING COMPANY



OLD MILL VILLAGE



SMOKEHOUSE 41 BBQ



MOUNTAIN OAKS CAFE



CLOUDS REST COFFEE



BEE'S BAKERY CAFE



STARBUCKS



IDLE HOUR WINERY & KITCHEN



FRESNO FLATS HISTORICAL VILLAGE & PARK



EL CID



REIMER'S CANDIES, & ICE CREAM

MADERA COUNTY



**4-4.5 MILLION ANNUALLY
VISITORS**



**MAY-OCTOBER
PEAK SEASON**



**80%
AVERAGE HOTEL OCCUPANCY**



**\$526 MILLION ANNUALLY
VISITOR SPENDING**

With a section of Yosemite National Park within its borders, Madera County has leveraged tourism as a key economic driver. A fun-filled region of outdoor adventures, wine tasting, fishing, historic museums, and that is just the tip of the iceberg.

Madera County, located in California's Central Valley, offers a blend of agricultural heritage and outdoor recreation, making it a diverse destination. The city of Madera serves as the county seat and is a hub for retail and dining. You'll find a mix of national chains like Walmart and Black Bear Diner, alongside local, family-owned establishments. Restaurants offer a range of options, from classic American fare to Italian-American cuisine, and the area is well-known for its rich agricultural landscape, which includes numerous wineries that are part of the Madera Wine Trail.

Madera County is known as the "Gateway to Yosemite," with the national park's southern entrance located within the county, making it an ideal base for exploring. Beyond Yosemite, visitors can enjoy outdoor activities like boating and fishing at Bass Lake, or take a ride on the historic Yosemite Mountain Sugar Pine Railroad. For a look into the region's past, the Fossil Discovery Center of Madera County showcases Ice Age fossils, while the Madera County Historical Society Museum offers insight into the area's pioneer history. Museum to learn about the area's pioneer past.

3 HR 10 MIN
DRIVE TO SACRAMENTO

2 HR 25 MIN
DRIVE TO STOCKTON

30 MIN
DRIVE TO THE AHWAHNEE,
YOSEMITE NATIONAL PARK

3 HR 35 MIN
DRIVE TO SAN FRANCISCO

48644-48688
VICTORIAN LANE



55 MIN
DRIVE TO FRESNO

1 HR 55 MIN
DRIVE TO KINGS CANYON NATIONAL PARK

2 HR 15 MIN
DRIVE TO SEQUOIA NATIONAL PARK

4 HR 35 MIN
DRIVE TO LOS ANGELES

Location

CENTRAL HUB WITH
EASY ACCESS TO MULTIPLE
ATTRACTIONS AND CITIES



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