



Bed & Breakfast, Event Venue, Opportunity Zone

301 W Greene St, Greensboro, GA 30642



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Bed & Breakfast,Event Venue, Opportunity Zone

\$1,199,000

Owners are retiring! Elegant Southern Historic 3-story Victorian Business, Estate Compound is surrounded by 2.26 acres of lush gardens and walkways. A total of (6) buildings is nestled among the property totaling 14,000 Sq. Ft. 8 bedrooms, 7 full baths, 5-1/2 baths. Among the grounds, you will find a Cabin, Groom's Cottage, Magnolia Terrace, Outdoor Wedding Chapel and Indoor Pavilion. Currently operating as a Bed & Breakfast, Wine Tasting, Art Exhibits, Garden Tours, Concerts just to name a few of many different activities offered at Highgate Estates & Gardens.

Indoor Pavilion seats 150 guests a full-service bar, serving beer/liquor license is transferable, elevated dance floor with surround sound and Caterer's Kitchen that can be converted into a full-service Kitchen. All chandeliers, appliances and window treatments remain with the sale of the Venue. Furnishings and Artwork are negotiable.

- Bed & Breakfast,Rural and Federal Opportunity Zone, Wedding Event Venue,Lush Gardens and Walkways, Lake Oconee, Ritz Carlton



Price:	\$1,199,000
Property Type:	Hospitality
Sale Type:	Investment
Lot Size:	2.26 AC
Building Size:	14,000 SF
Sale Conditions:	Redevelopment Project
No. Rooms:	8
No. Stories:	3
Year Built:	1810
Parking Ratio:	10/1,000 SF
Zoning Description:	C3
APN / Parcel ID:	G06-0-00-002-0

Unit/Room Mix Information

Description

undefined

No. Rooms

undefined

Avg. Daily Rate

undefined



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Highgate is one of the oldest and most beautiful of Greensboro's architectural treasures. Surround yourself with beauty in this historic house dating from c.1810 is the perfect location for corporate retreats, intimate weddings, family reunions, birthday parties, reception dinners, UGA social events, concerts, garden tours, and wine tasting. Currently operating as a Bed-n-Breakfast nestled on 2.26 acres of lush gardens and walkways; outdoor chapel; Magnolia Terrace with additional outdoor seating wrap-around veranda with walk-way to a sunken garden. The Pavilion has seating for up to 150 guests, full-service judges panel bar with seating, separate dining area that is utilized for buffet dinners or light hors d'oeuvres. Dance away on an elevated spacious dance floor with incredible lighting; surround sound system. Southern hospitality and charm surround this wedding event venue with lots of rich history. Current owners have totally renovated with Caterer's Kitchen which may be converted into a full-service Kitchen, newer HVAC units, newer roofs on all the buildings. Highgate Estate & Gardens is a year a-round destination where life feels like a year-round vacation plan your stay to explore all aspects of this quaint historical City of Greensboro, Georgia. The City of Greensboro offers a Private Airport for your out-of-town guest or Movie Producers.

Conveniently located 20 minutes to beautiful Lake Oconee, offering (6) golf courses, 350 miles of shoreline, (4) Marinas, 21 miles of walking trails, tennis center, the Ritz Carlton Hotel offers 10 dining venues. 30 miles to Athens, Georgia and the University Of Georgia (UGA), little over an hour to Atlanta International Airport, conveniently located off I-20. Note to all agents: the venue is currently fully operational shown by appointment only please call, email or text the listing agent Marta 678-516-6305 Marta.rodriquez@bhhsgeorgia.com to schedule your private tour of this historic Bed & Breakfast.

Property Photos



FRONT - 1



FRONT - 2

Property Photos



FRONT - 3



FRONT - 4

Property Photos



VERANDA - 1



VERANDA - 2

Property Photos



VERANDA -3



OUTDOOR WEDDING PAVILLION

Property Photos



OUTDOOR GAZEBO



LUSH GARDENS SURROUNDING ESTATE

Property Photos



MAGNOLIA TERRACE - OUTDOOR SEATING



FOYER

Property Photos



FORMAL DINING - 1



FORMAL SEATING AREA - 1

Property Photos



FORMAL SEATING AREA - 2



ATHENS ROOM

Property Photos



ATLANTA ROOM



SAVANNAH ROOM

Property Photos



LUSH GARDENS SURROUNDING ESTATE - 2



VIEW OF PAVILLON - 1

Property Photos



INDOOR PAVILLION

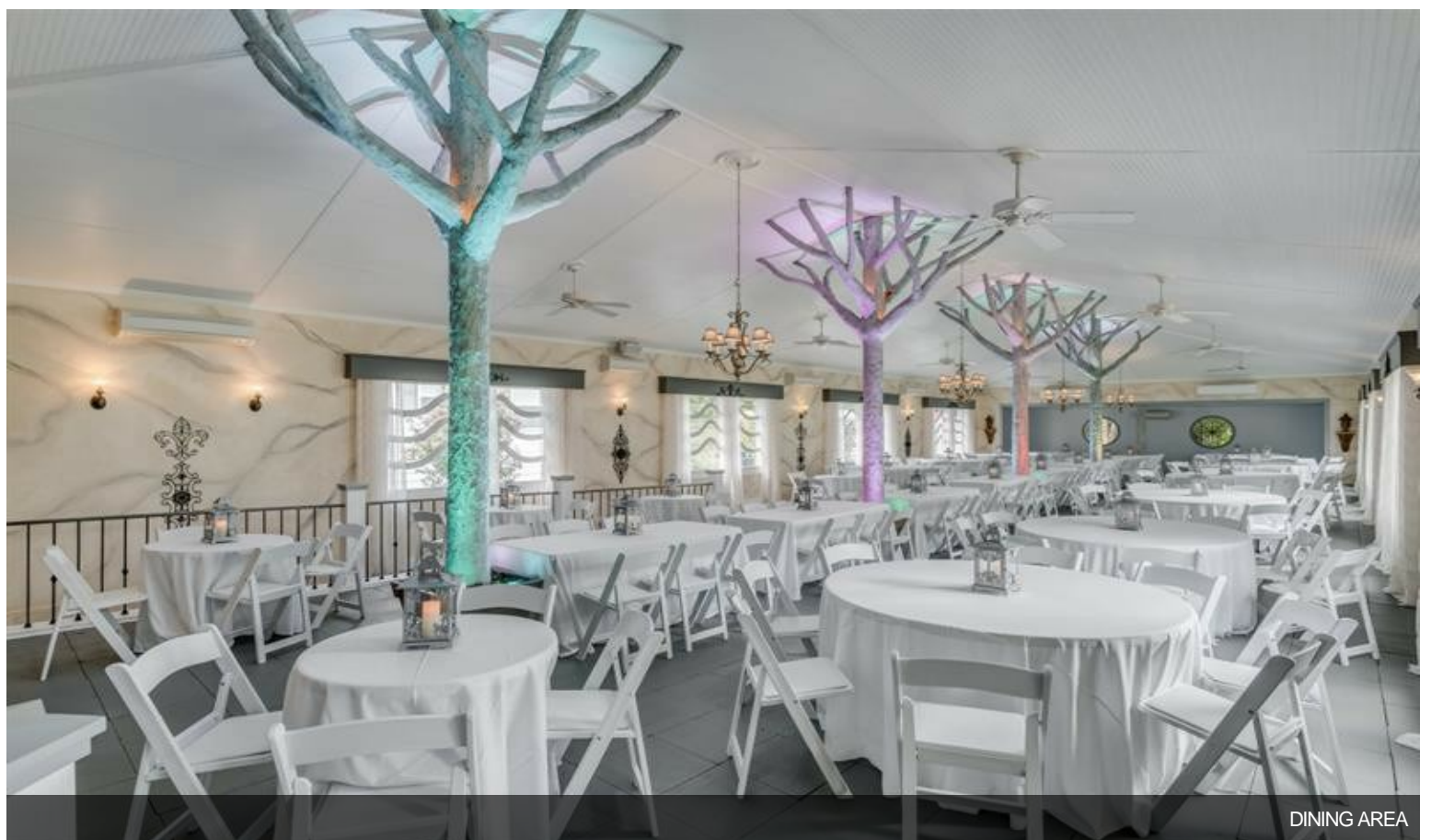


JUDGE'S PANEL FULL SERVICE BAR

Property Photos



JUDGE'S PANEL FULL SERVICE BAR - 2



DINING AREA

Property Photos



DINING AREA - 2



DINING AREA - 3

Property Photos



Property Photos



SERVING BUFFET AREA - 2



CATERER'S KITCHEN

Property Photos

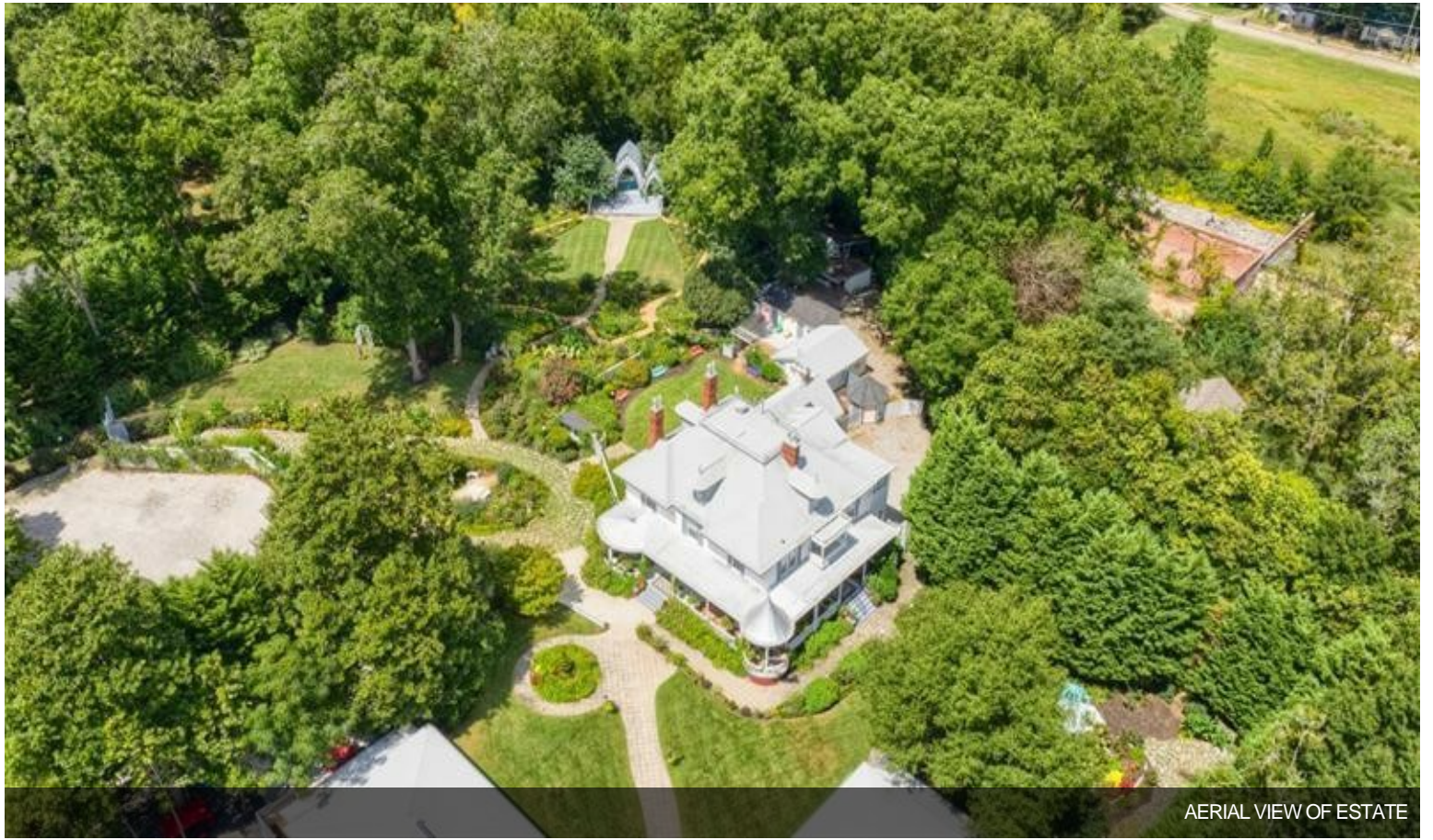


CATERERS KITCHEN - 2



CATERER'S KITCHEN - 4

Property Photos



AERIAL VIEW OF ESTATE