

As I mentioned, 2020 and 2021 rental figures are not representative of the true income, due to covid and also in 2020 we just opened and did not open until July.

It is really important that potential buyers know that when we first opened we did not really know what rent to charge, it was very hard to determine. So, as we had postponements due to covid, some of the bookings we had this year were from 2020 and 2021, some prices 2020/21 prices were honoured.

So our pricing for 2023 is Low season (April, May, June) Minimum 4 night stay 1350 euro a night or 7 nights 7700 euro

Mid season (June, September) Minimum 7 nights 9095 euro per week

High season (July, August) 12,100 per week

Christmas. 16,350 for a week

The winter months do not include heating, that is an extra that is added.

In 2022 we increased our high season rate to 10,800 but many of the bookings were from 2021 & 2020. So there was a mixture of 9800 per week and 10, 800 per week.

So in 2022

We had 4 nights booked in April

5 nights booked in May

June was fully booked except one week

July and august fully booked

September... 2 weeks booked

December- we have a booking from USA, 8 nights 16,350 euro

Total rental income 160,827.5

Rental income: if we had no postponements from 2020 & 2021, the rental income could have been an additional 10,000 - 15,000

5 of the bookings for 2022 came from Olivers Travels and they take a huge fee. They charge approx 20%. I do believe there will come a time when they won't be needed.

Bookings for 2023

So far we have 110,790 euro of bookings.

But we blocked our calendar in up until mid may. This is our choice, but in past years we did get bookings in April.

So we are booked:

Christmas/new year for one week

1 week in May

2 weeks in June

1 week in July

2 Weeks in august

2 weeks in September

We have blocked the calendar from October, our choice, but of course one could get bookings

Potential income, if open from April to end of October and Christmas and fully booked, based on 2023 rental prices.

279,000. This can be more if the Chateau is rented for weddings.