



EXCEPTIONAL SALE: PRESTIGE CIDER FARM OF INTERNATIONAL RENOWN IN NORMANDY + GITE

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PRESTIGE CIDER FARM OF
INTERNATIONAL
RENOWN IN NORMANDY
+ GITE ...



PROPERTY FACT FILE	
REFERENCE	A32377YAL27
PRICE	€ 5,252,000 £ 4,379,118* <small>*agency fees included: 5 % TTC to be paid by the buyer (5 000 000 EUR hors honoraires)</small>
BEDROOM	17
BATHROOM	15
ACCOMMODATION	761 m ²
LAND	750000 m ²
TOWN	Bemay
DEPARTMENT	Eure
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	River Frontage, Garage, Bams - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- Normand cider farm
- 75 ha owned, 124ha in total
- gite for events (120pers)
- in-store stock of products: cider, perry, juice,
- equipment and goods for farming, cider-making and

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Exceptional 124 ha property (75 ha owned, 49 ha leased) in Normandy (on the borders of 4orne, Calvados and Eure)
In the heart of the Pays d'Auge, this prestigious farm specialises in the production and processing of apples and pears (the estate's orchards are certified AB (organic farming), and it also includes other specialities

DESCRIPTIF

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In the heart of the Pays d'Auge, this prestigious farm specialises in the production and processing of apples and pears (the estate's orchards are certified AB (organic farming), and it also includes other specialities such as cattle rearing, cereal growing, etc.).

The estate includes :

- 13 ha of high-stem orchards
 - 5 ha of low-stem orchards
- with an annual production of around 100 tonnes of apples (25 different varieties)

The AB-certified cider production unit has 44 hectares of orchards with an annual production of 300 tonnes. The products produced include cider, perry, apple juice, pear juice, cider vinegar, pommeau and calvados, all of which are AB certified.

The farm buildings on this property are

- 1 barn with vat room, storage and pressing facilities: 516m².
- 1 storage barn: 300m².
- 1 barn in a meadow: 60m².
- 3 wooden buildings
- 1 stabling: 1469m².

Plans for the agricultural part of the estate include: the construction of a new 3500m² building covered with photovoltaic panels (extension of the cider-making part of the estate); the installation of solar panels in the orchards covering 40 to 60 hectares (the rate of return is estimated at 2000€/year).

The estate also has a reception area (events, seminars, ...) with a professional kitchen and a 120-person dining room, as well as several accommodation options:

- 7 bedrooms for 2

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32377YAL27>

COMPLETE FILE AND PHOTO ON REQUEST



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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A32377YAL27
FILE COMPLETE
AND PHOTOS
ON REQUEST

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