



FABULOUS HOME AND GITE COMPLEX WITH  
INDOOR POOL. SET IN 7 ACRES OF PEACEFUL  
GROUNDS, PERFECT FOR EVENTS VENUE



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PROPERTY FACT FILE	
REFERENCE	A06158
PRICE	€ 799,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (752 759 EUR hors honoraires)
BEDROOM	11
BATHROOM	8
ACCOMMODATION	900 m <sup>2</sup>
LAND	28110 m <sup>2</sup>
TOWN	Saint-Pierre-sur-Erve
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, Country House, Gite Complex
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking
*Price based on current exchange rate which is subject to change	





- Rural Co-living potential
- Easy access to Paris
- Lovely rural setting
- Fully renovated
- 2 hours drive from Caen

FABULOUS HOME AND GITE COMPLEX WITH INDOOR POOL. SET IN 7 ACRES OF PEACEFUL GROUNDS, PERFECT FOR EVE...

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A total turnkey business opportunity with private owners' accommodation including 3 bedrooms and gite accommodation for up to 30 guests. Perfect for large family gatherings, weddings, anniversaries, business groups, retreats or Chambres d'Hotes. Also great potential to create a rural co-living centre.

## DESCRIPTION

This is an immense property situated in a private and tranquil location close to the pretty village of St-Pierre-sur-Evre and the activity centre of the caves and canyon de Saulges, renowned for its rock climbing and museum of prehistory. The 8-bedroom gite complex itself is set in 7 acres of grounds providing privacy and space for both the owners and their guests. Each of the buildings has been fully renovated and the grounds meticulously maintained.

Situated in a 'ZRR', which offers tax advantages for new businesses

### Owners' Home

Fully renovated stone house with feature tower overlooking the gardens. Completely separate to the gite accommodation, this accommodation has been renovated to an extremely high standard comprising of: on the Ground Floor:

- + Entrance Hall (6m<sup>2</sup>)
- + Main Living Room (60m<sup>2</sup>) with woodburner and underfloor heating,
- + Conservatory (18m<sup>2</sup>)
- + Library room/reading room situated in the base of the tower (5m<sup>2</sup>)
- + Fully fitted kitchen/dining room (25m<sup>2</sup>)
- + Office/ground floor bedroom (16m<sup>2</sup>)
- + WC.

Stairs lead from the ground floor to the:

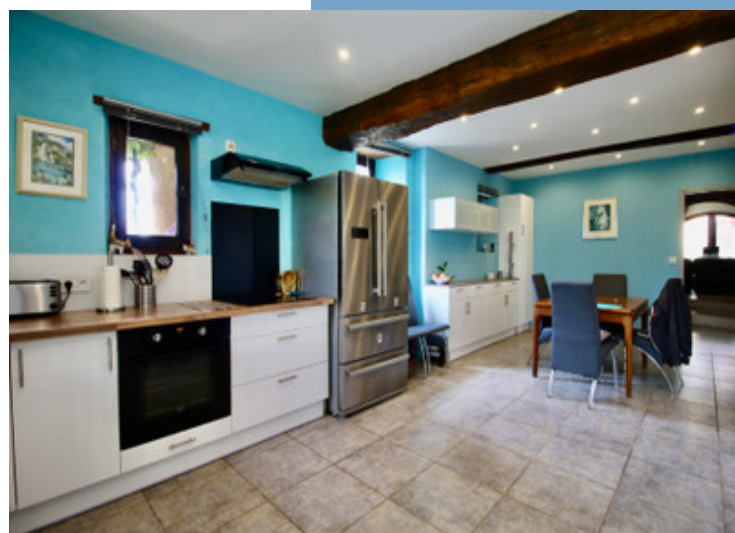
- + Mezzanine/lounge area overlooking the ground floor lounge
- + Shower room and WC located in the tower
- + 3 bedrooms accessed from the corridor leading from the mezzanine. The master bedroom has 2 large fitted wardrobes, and the hall is lined with additional cupboard and wardrobe space.

To the rear and sides of the owner's accommodation are the private garden, large vegetable plot and prairie plus there is an additional...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A06158>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

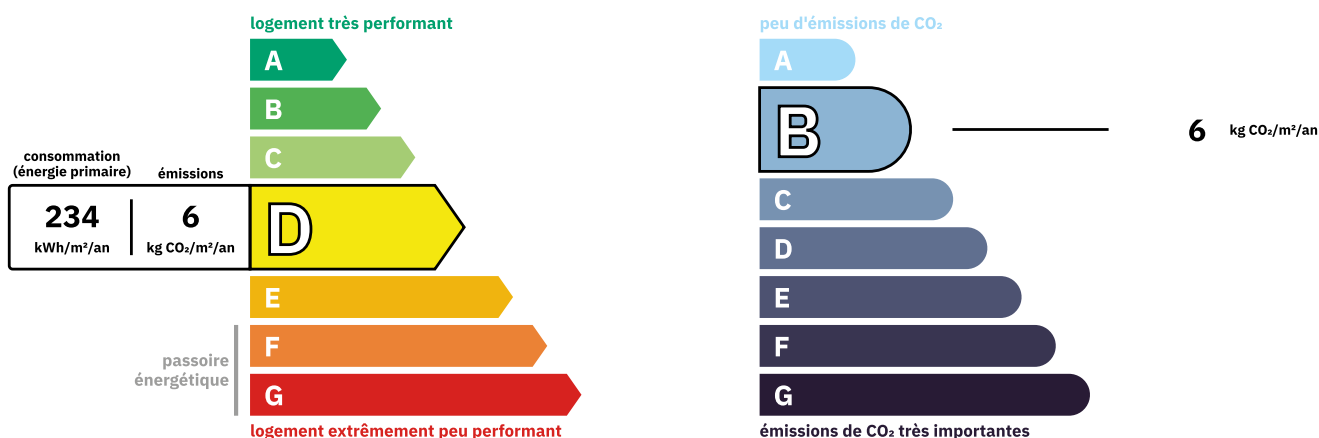
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 1940 € and 2690€ for 2023

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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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 : A06158  
FILE COMPLETE  
AND PHOTOS  
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