LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



CHARACTER ESTATE WITH GÎTES AND RECEPTIONS, EXCEPTIONAL SETTING BETWEEN PARIS AND ALPES MANCELLES

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PROPERTY FACT FILE

REFERENCE	A36105YAL72
PRICE	€ 1,802,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 700 000 EUR hors honoraires)
BEDROOM	13
BATHROOM	12
ACCOMMODATION	800 m²
LAND	7472 m²
TOWN	Cerisé
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Private drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change

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- Character estate with a profitable,
- Large capacity: up to 52guests + high-end business
- Peaceful, private setting
- Close to the Alpes Mancelles, Le Mans, and the A28
- Comfortable private residence with garden

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For sale: character estate with high-end gîte in a peaceful setting, 2.5 hours from Paris, between Orne and Sarthe. Over 700 m² of living space, accommodation for 52 guests, 2 reception halls (up to 130 seated), professional kitchen, parking, and enclosed 3,500 m² landscaped park. Comfortable private residence with 4 bedrooms,



DESCRIPTION

FOR SALE – Character Estate with Gîte Business – Southern Orne / Northern Sarthe

2 hours 30 minutes from Paris – Near the Alpes Mancelles, Alençon, and Le Mans

Set in a peaceful and discreet countryside environment, this unique property combines rural elegance with professional infrastructure. This rare 7,472 m² estate, currently operating as a high-end group gîte, offers exceptional potential for a prestigious second home, hotel project, gîte activity, or private events venue.



Public/Commercial Areas (Gîtes, Receptions, Seminars, etc.)

* Total built surface: over 700 m² spread across several buildings
* Accommodation capacity: up to 52 guests
* 11 bedrooms with en-suite shower rooms and toilets, hotel-quality bedding, and linens provided (sizes between 9 and 20 m²)
* Independent studio with two mezzanine bedrooms (sleeps 9), 30 m² with private terrace
* Accessible studio with kitchenette and shower room (21.5 m²) with private terrace
* Two reception halls: a 90 m² stone room for seminars with wood-burning stove and a 165 m² reception hall with large windows overlooking the garden



* Total reception capacity: up to 130 seated guests
* Fully equipped professional kitchen (31 m²) and additional 15 m² veranda storage
* Landscaped and enclosed 3,500 m² park with nomadic tent, pétanque court, covered outdoor space, and garden furniture
* Two private parking areas for up to 80 vehicles, motorhome connection available
* Full wheelchair accessibility throu...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36105YAL72

COMPLETE FILE AND PHOTO ON REQUEST

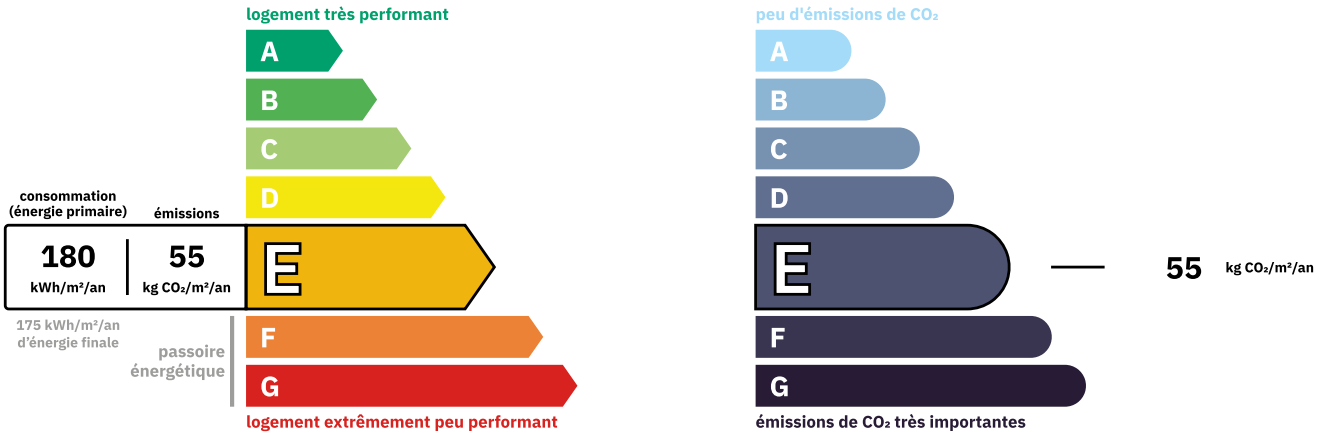
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 3660 € and 5000€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A36105YAL72
FILE COMPLETE AND PHOTOS ON REQUEST

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