

ANCIENT MANOIR WITH GITE, CAMPSITE IN 24HA NEAR DOMFRONT. AN IDEAL EVENT VENUE. NEARLY 1000 YEARS OF HISTORY..

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PROPERTY FACT FILE

REFERENCE	A44158RL61
PRICE	€ 1,484,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 400 000 EUR hors honoraires)
BEDROOM	15
BATHROOM	10
ACCOMMODATION	600 m²
LAND	247550 m²
TOWN	Saint-Bômer-les-Forges
DEPARTMENT	
LOCATION	Isolated
TYPE	Manoir
CONDITION	Habitable
FEATURES	Private drainage, Garage, Private parking

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

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- Business potential
- 24 hectares, two lakes, river frontage
- Private location with no close neighbours
- Suitable for horses
- Campsite, gite, restaurant, cider production

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Leggett Immobilier is proud to present this manoir. With close to 1000 years of history this impressive property is in over 60 acres of land . Tucked away in a private end of lane location, the setting is gorgeous. The current manoir dates from the 15th century is divided into three parts with 8 bedrooms . There is also a large gite



DESCRIPTION

Set in an exceptionally private and tranquil position at the end of its own lane, this remarkable 15th-century manoir estate extends across more than 24 hectares of beautiful Normandy countryside, complete with river frontage, two picturesque lakes, and an array of character buildings offering outstanding lifestyle and commercial potential. Steeped in history and charm, the principal manoir offers approximately 297m² of habitable accommodation and is currently arranged into three separate living areas, providing a total of eight bedrooms and three bathrooms. Full of character and original features with scope to alter the layout.



Complementing the manor house is an impressive stone-built gîte of approximately 400m² of habitable space, perfectly equipped for hospitality or events. The accommodation includes eight ensuite bedrooms, two of which are acceessed externally to the rear, two magnificent banqueting halls of approximately 100m² each, a professional commercial kitchen, and separate guest toilet facilities — making it ideally suited for weddings, retreats, corporate events, or holiday accommodation.

Further enhancing the estate is a charming stone former bread oven building, which previously operated as a successful restaurant seating around thirty guests, complete with its own small kitchen and approximately 40m² of usable space. A separate stone cider production building of 53m², together with a 35m² lean-to, has until recently supported a thriving cider and...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44158RL61

COMPLETE FILE AND PHOTO ON REQUEST

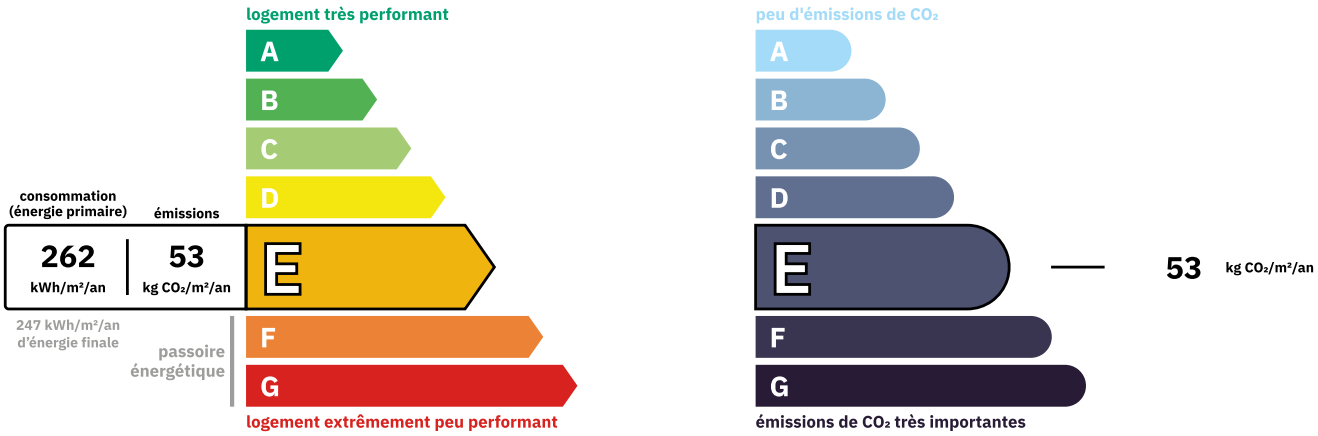
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ANCIENT MANOIR WITH GIT CAMPSITE IN 24HA NEAR DOMFRONT. AN IDEAL EVEN VENUE. NEARLY 1000 YEARS OF...

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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 4780 € and 6530€ for 2022

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.

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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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