



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

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IDEAL EVENT VENUE.  
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PROPERTY FACT FILE	
REFERENCE	A44158RL61
PRICE	€ 1,484,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (1 400 000 EUR hors honoraires)</small>
BEDROOM	15
BATHROOM	10
ACCOMMODATION	600 m <sup>2</sup>
LAND	247550 m <sup>2</sup>
TOWN	Saint-Bômer-les-Forges
DEPARTMENT	
LOCATION	Isolated
TYPE	Manoir
CONDITION	Habitable
FEATURES	Other Drainage, River Frontage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



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

## 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 297m<sup>2</sup> 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 400m<sup>2</sup> of habitable space, perfectly equipped for hospitality or events. The accommodation includes eight ensuite bedrooms, two of which are accessed externally to the rear, two magnificent banqueting halls of approximately 100m<sup>2</sup> 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 40m<sup>2</sup> of usable space. A separate stone cider production building of 53m<sup>2</sup>, together with a 35m<sup>2</sup> 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



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

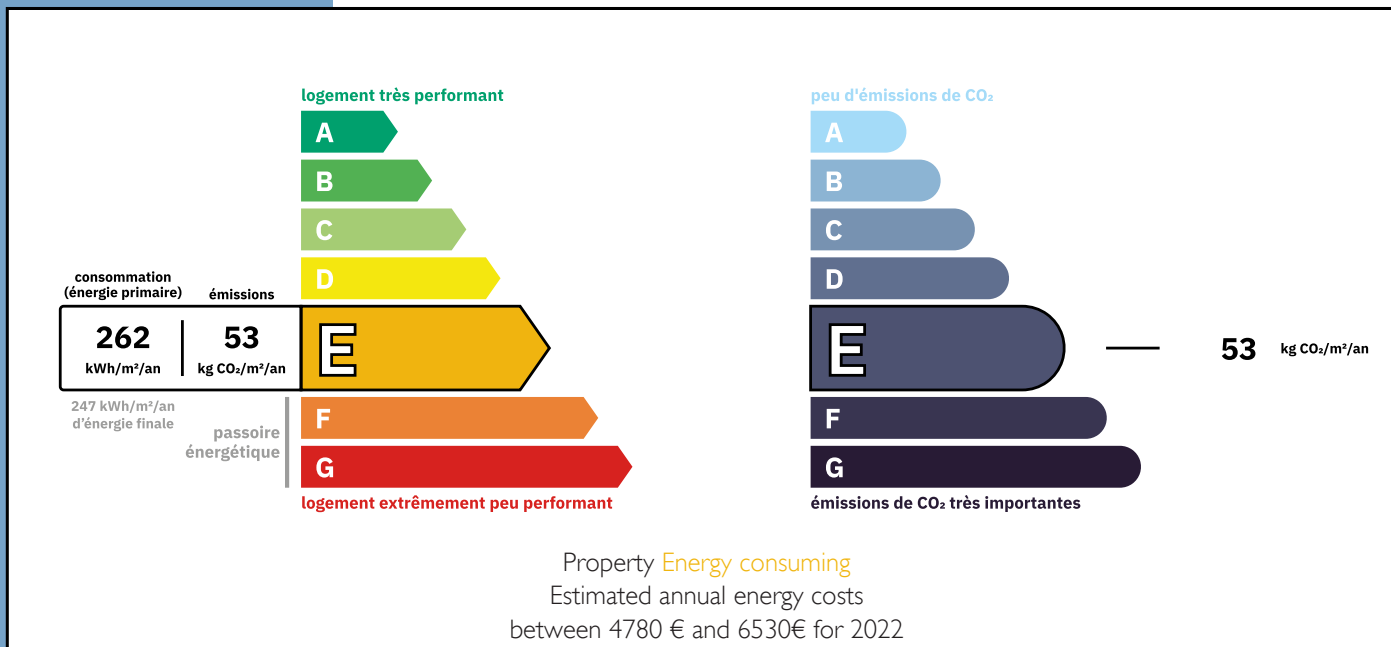
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A44158RL61  
FILE COMPLETE  
AND PHOTOS  
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**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)