PRESTIGIOUS HOSPITALITY ESTATE IN NORMANDY – LUXURY HOLIDAY ACCOMMODATION & EVENT IN FALAISE (CALVADOS)

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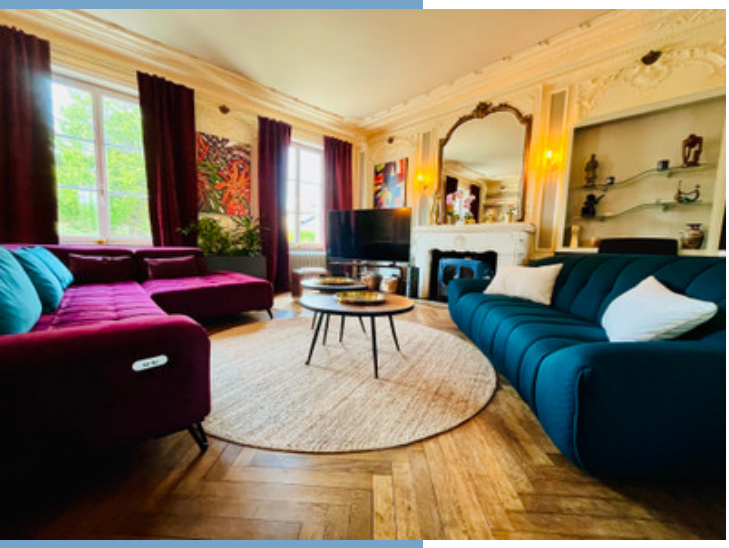

PROPERTY FACT FILE

REFERENCE	A47436CRB14
PRICE	€ 2,450,000 £ 0* *agency fees to be paid by the seller
BEDROOM	19
BATHROOM	12
ACCOMMODATION	655 m²
LAND	10303 m²
TOWN	Falaise
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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

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- Prime location in historic Falaise (Normandy)
- 1.3 hectares of landscaped grounds
- 10 guest rooms & 5 holiday cottages
- Indoor pool & wellness facilities
- Ideal property rental investment in Normandy

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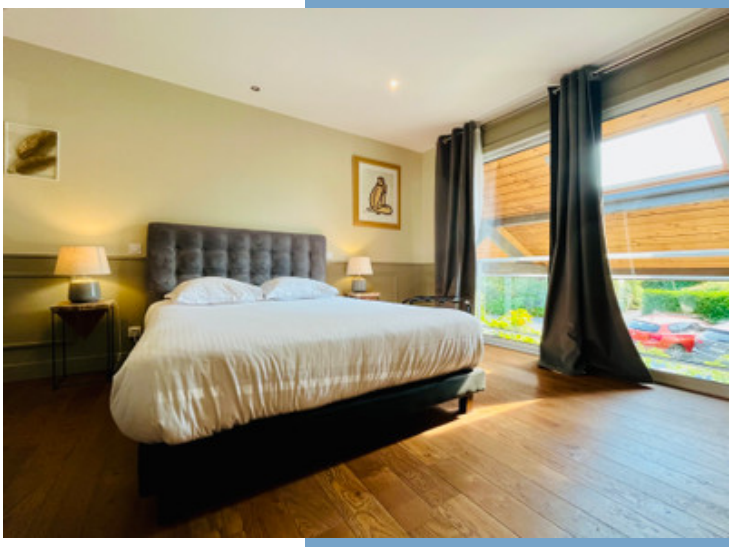
Exceptional hospitality estate in the heart of Falaise, Normandy, set on over 1 hectare and formerly one of the region's prestigious stud farms.

Fully renovated and furnished, the property comprises 5 self-catering



DESCRIPTION

Located just a few minutes' walk from the historic centre of Falaise and William the Conqueror's castle, this exceptional estate represents a rare opportunity to develop a high-end hospitality and tourism project in Normandy.

This former stud farm has been progressively converted over the years, while retaining its original character and adapting the buildings to create a welcoming and functional environment. The facilities are primarily dedicated to furnished holiday accommodation and offer a total weighted floor area of approximately 655 sqm. The estate is also equipped to host corporate meetings, seminars and retreats.

The entrance gates open onto the manor house, set at the heart of the estate and surrounded by mature landscaped grounds. Currently used as a private residence, the property could potentially be converted into an upscale restaurant or fine-dining venue. With its outdoor terraces, spacious ground-floor reception rooms and adjacent parking facilities, this elegant residence offers considerable potential.

The estate comprises:

Building 1
Two fully equipped and furnished family self-catering cottages, one of which benefits from a private terrace. Boiler room and four enclosed garages.

Building 2
Fully equipped and furnished, this building comprises five guest rooms on the upper floor, including two suites, each with its own en-suite shower room, as well as a linen room.

On the ground floor, the former stables have been converted into private, semi-encl...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47436CRB14

COMPLETE FILE AND PHOTO ON REQUEST

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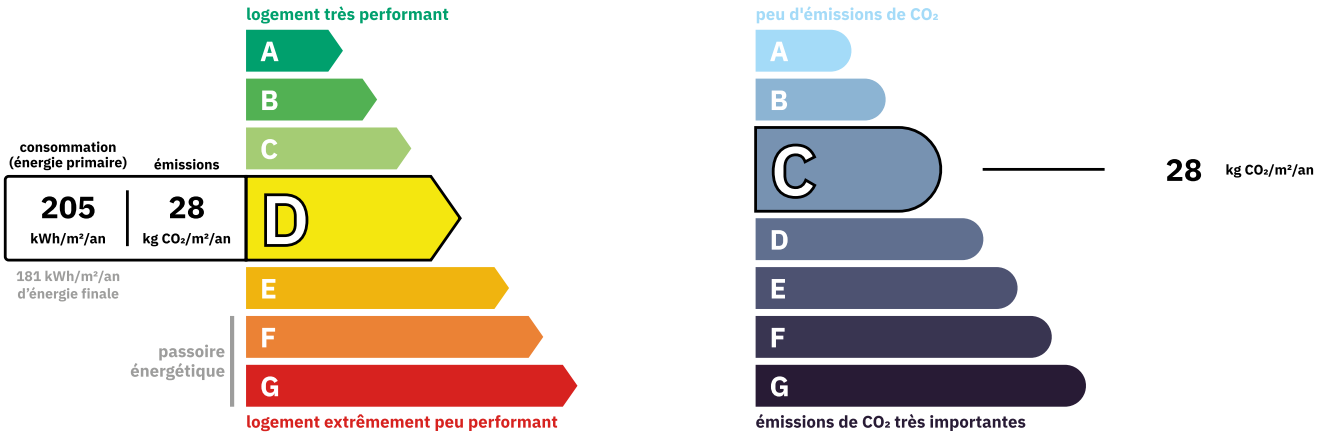
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4850 € and 6660€ 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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