



## EXCEPTIONAL SALE: PRESTIGE CIDER FARM OF INTERNATIONAL RENOWN IN NORMANDY + GITE

EXCEPTIONAL SALE:  
PRESTIGE CIDER FARM OF  
INTERNATIONAL  
RENOWN IN NORMANDY  
+ GITE ...



PROPERTY FACT FILE	
REFERENCE	A32377YAL27
PRICE	€ 5,252,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (5 000 000 EUR hors honoraires)</small>
BEDROOM	17
BATHROOM	15
ACCOMMODATION	761 m <sup>2</sup>
LAND	750000 m <sup>2</sup>
TOWN	Bernay
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	River Frontage, Garage, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- Normand cider farm
- 75 ha owned, 124ha in total
- gite for events (120pers)
- in-store stock of products: cider, perry, juice,
- equipment and goods for farming, cider-making and

EXCEPTIONAL SALE:  
PRESTIGE CIDER FARM OF  
INTERNATIONAL  
RENOWN IN NORMANDY  
+ GITE ...

Ref : A32377YAL27

Exceptional 124 ha property (75 ha owned, 49 ha leased) in Normandy (on the borders of Orne, Calvados and Eure)  
In the heart of the Pays d'Auge, this prestigious farm specialises in the production and processing of apples and pears (the estate's orchards are certified AB (organic farming), and it also includes other specialities

## DESCRIPTIF

### Prestigious Property in Normandy

Discover this exceptional 124-hectare estate located in the heart of Pays d'Auge, at the crossroads of Orne, Calvados, and Eure. This prestigious estate, specializing in the production and processing of apples and pears, is certified organic (AB).

### Property Features

Total Area: 124 ha (75 ha owned, 49 ha leased)

#### Orchards:

13 ha of high-stem orchards

5 ha of low-stem orchards

Annual production: approximately 100 tons of apples (25 varieties)

#### Certified Organic Cider Workshop:

44 ha of orchards

Annual production: 300 tons

Products: cider, perry, apple juice, pear juice, cider vinegar, pommeau, calvados

#### Agricultural Buildings

Hangar with vat room, storage, and pressing area: 516 m<sup>2</sup>

Barn store: 300 m<sup>2</sup>

Barn in a meadow: 60 m<sup>2</sup>

Three wooden buildings

Cattle shed: 1469 m<sup>2</sup>

#### Agricultural Projects

Construction of a new 3500 m<sup>2</sup> building with photovoltaic panels

Installation of solar panels on 40 to 60 ha of orchards (estimated profitability: €2000/year)

#### Hospitality Activities

The estate also offers hospitality services for events and seminars, with a professional kitchen and a reception hall for 120 people.

#### Accommodations include:

Seven rooms for 24 people

An apartment for 4 people

A cottage for 4 people with jacuzzi and bar area

#### Accommodations and Projects

Renovated pond, bridge, possibility of fireworks

#### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32377YAL27>

COMPLETE FILE AND PHOTO ON REQUEST



EXCEPTIONAL SALE: PRESTIGE  
CIDER FARM OF  
INTERNATIONAL RENOWN  
IN NORMANDY + GITE ...

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

Ref : A32377YAL27

## ENERGIE-DPE

DPE not required.

## 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.

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 : A32377YAL27  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**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)