

# 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

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|---|---|
| REFERENCE | A44158RL61 |
| PRICE | € 1,484,000<br>£ 0*<br>*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

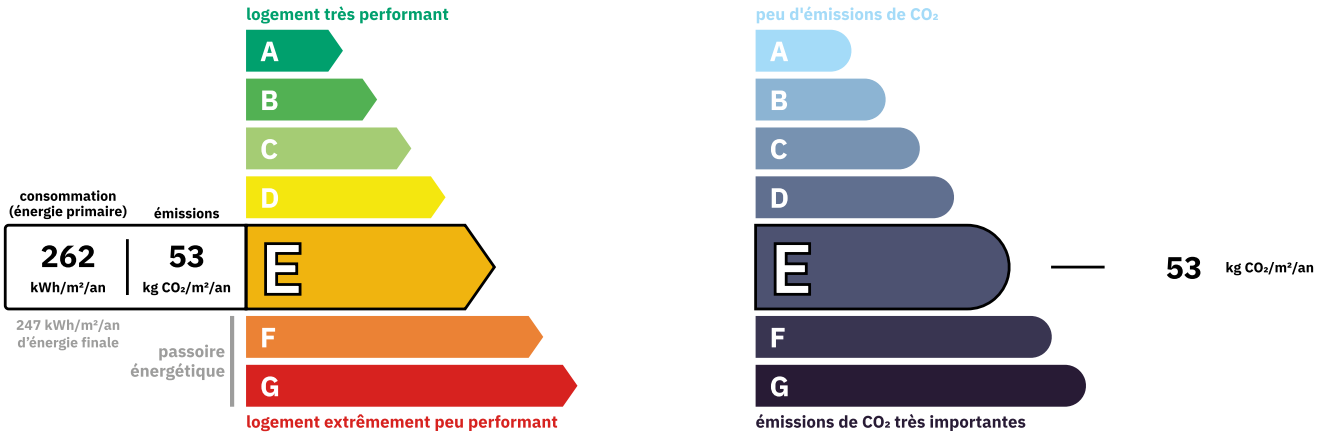
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ANCIENT MANOIR WITH GIT CAMPSITE IN 24HA NEAR DOMFRONT. AN IDEAL EVEN VENUE. NEARLY 1000 YEARS OF...

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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

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# CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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