

Impressive, character manoir, 3 km from the coast, 6 bedrooms, extensive outbuildings, 5 acres, small lake, 10 km from the resort of Portbail.



## INFORMATION

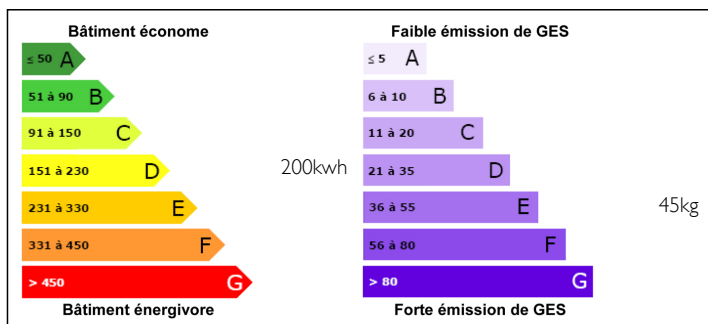
Town:	LA HAYE
Department:	Manche
Bed:	6
Bath:	2
Floor:	240 m2
Plot Size:	19394 m2



## IN BRIEF

The property is ideally located for commercial activity being close to the west coast resorts, D Day landing beaches, 30 kms from the historic town of Sainte Mere Eglise. The port of Cherbourg is 50 kms , train service to Paris from Carentan, 30 kms. The manoir is a comfortable family 6 bedroom home or suitable for B&B activity. The outbuildings are an ongoing project to create a gite complex and function facilities. It is just 3km from the outstanding west coast beaches of the Cherbourg peninsula, looking out to Jersey. An ideal tourist area.

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The property is situated on a quiet country road, in a beautiful setting with landscaped gardens, an orchard, stream and a small lake. There are extensive outbuildings, with building work to complete.

This is a business opportunity offering more than gite accommodation, envisaged as a function suite with supporting guest accommodation, together with purpose built conference and meeting room facilities, ideal for functions and weddings

Located close to the coast and in a popular tourist area as well as having proximity to several large towns and their business communities when completed this will be an exceptional property to both live in and operate as a business.

The property is a manor house, with extensive outbuildings, including an old chapel and set in five acres of landscaped grounds. The main house has been partly restored and the outbuildings are an ongoing project to create a purpose built business centre combined with function facilities and accommodation.

The design of the complex includes a ground floor function room with a large capacity, cloak rooms, toilets, reception area, kitchen, office and cold store rooms. Large floor to ceiling windows will ensure that maximum use is made of natural light. On the first floor a mezzanine reception/function area with a large capacity, a theatre style meeting room or lecture theatre. The accommodation opposite this suite will comprise of three gite/apartments, each with three bedrooms, lounge/kitchenette, bathroom. There are dedicated parking facilities with a separate entrance and the business activity that does not...

## LOCAL TAXES

**Taxe foncière: 900 EUR**

## NOTES