LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44107MRO14 Price: 895 000 EUR

agency fees to be paid by the seller

Normandy Pays D'auge near LISIEUX Domaine Normand 5 gites 4 hectares with swimming pool and farm animals















INFORMATION

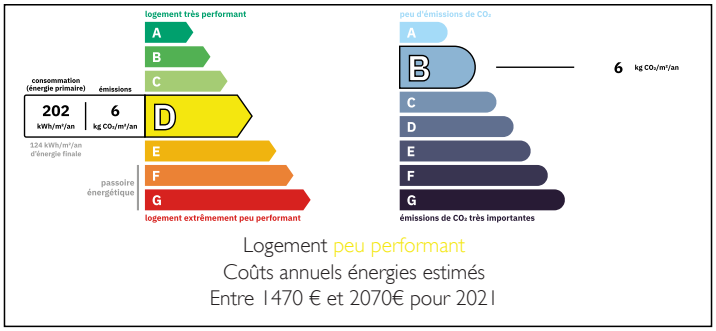
Town:	Saint-Martin-de-la-Lieue
Department:	Calvados
Bed:	10
Bath:	7
Floor:	345 m2
Plot Size:	42313 m2

IN BRIEF

Charming Normandy Estate – Turnkey Gîte Business (26 guests)
Beautifully maintained Norman farm estate set in the heart of the Pays d'Auge countryside just 4 km from Lisieux. Located in a peaceful valley with panoramic rural views, this rare property combines authentic character, functionality, and strong rental potential.
The estate includes 5 authentic gîtes with a total capacity of up to 26 guests, a comfortable main house, and two additional outbuildings for storage or future development. Each accommodation offers privacy and charm, making it ideal for family holidays, group stays, and seasonal rentals.

Set within a large landscaped and gently rolling park, the property features a swimming pool, outdoor leisure areas, and a small farm animal environment, creating a true family-friendly countryside experience with strong appeal for international visitors.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1470 € et 2070€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.

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LOCAL TAXES

Taxe foncière:	**4159 EUR**

NOTES

DESCRIPTION

Charming Green Gîte Estate in Normandy – Family, Nature & Turnkey Business

Set in a peaceful green and rolling Normandy countryside, this charming authentic gîte estate offers a rare combination of nature, character, family atmosphere, and profitable holiday rental business. A true "life in the green" retreat, designed for those seeking tranquillity, space, and authentic French countryside living.

Main House – Private and Independent Living (115 m^2)

Beautiful half-timbered and stone Normandy house, fully independent from the rental activity, ensuring privacy and comfort for owners and guests alike.

The ground floor features a warm and welcoming living area with open kitchen and wood-burning stove, a study, and practical spaces including utility and boiler rooms.
Upstairs, two bedrooms (one with dressing room), a bathroom, and an additional independent bedroom complete the layout. Heating is provided by an efficient heat pump system.

A Family-Oriented Gîte Business in the Green

The estate is composed of several independent charming gîtes, each designed for guests seeking nature, simplicity, authenticity, and quality family time.

The Bergerie – 120 m^2 |Heart of the Estate

A spacious and sociable family gîte, ideal for groups and multi-generational stays.
Large living space with open kitchen and wood stove, one bedroom on the ground floor, bathroom and WC; upstairs, two additional bedrooms and a mezzanine area.
Private terrace for outdoor living.