

Ancient Manoir with gite, campsite in 24ha near Domfront. An ideal event venue. Nearly 1000 years of history..



## INFORMATION

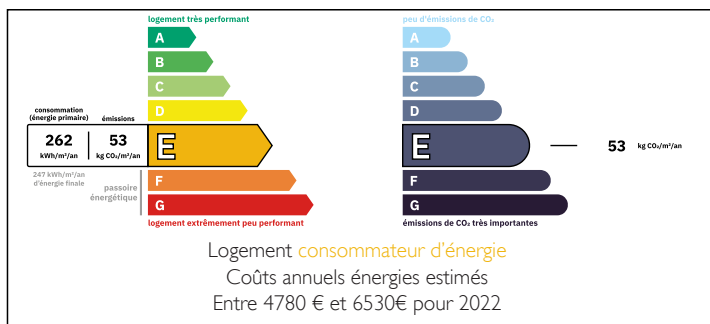
|             |                        |
|-------------|------------------------|
| Town:       | Saint-Bômer-les-Forges |
| Department: | Orne                   |
| Bed:        | 15                     |
| Bath:       | 10                     |
| Floor:      | 600 m2                 |
| Plot Size:  | 247550 m2              |



## IN BRIEF

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 with eight ensuite bedrooms and two 100m2 conference/event/banqueting rooms , not forgetting the former cider making business and restaurant housed in the old bakery as well as the 24 pitch campsite with a separate toilet and shower block. The scope and potential is enormous for a magnificent family home with a gite/campsite business or for events such as weddings. The possibilities are endless with this...

## 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

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 297m<sup>2</sup> 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 400m<sup>2</sup> of habitable space, perfectly equipped for hospitality or events. The accommodation includes eight ensuite bedrooms, two of which are accessed externally to the rear, two magnificent banqueting halls of approximately 100m<sup>2</sup> 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 40m<sup>2</sup> of usable space. A separate stone cider production building of 53m<sup>2</sup>, together with a 35m<sup>2</sup> lean-to, has until recently supported a thriving cider and Calvados business, offering exciting opportunities for artisanal production or agritourism ventures.

To the rear of the manoir, the estate also benefits from a 24-pitch campsite with dedicated shower and toilet facilities of...

## NOTES