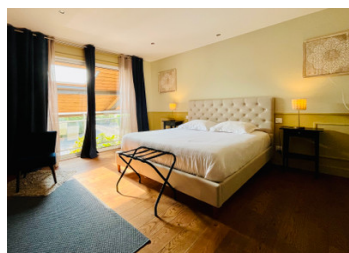
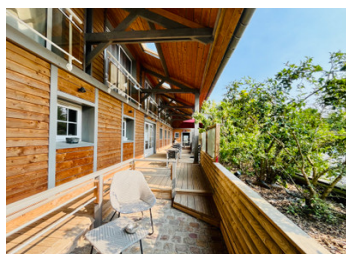


Prestigious Hospitality Estate in Normandy – Luxury Holiday Accommodation & Event in Falaise (Calvados)



INFORMATION

Town:	Falaise
Department:	Calvados
Bed:	19
Bath:	12
Floor:	655 m2
Plot Size:	10303 m2



IN BRIEF

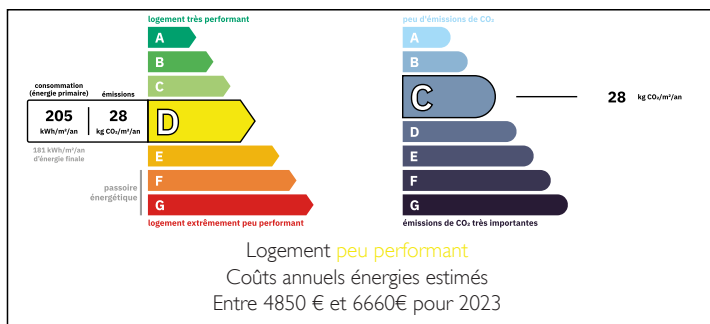
Exceptional hospitality estate in the heart of Falaise, Normandy, set on over 1 hectare and formerly one of the region's prestigious stud farms.

Fully renovated and furnished, the property comprises 5 self-catering cottages and 5 guest rooms, including 2 suites, all with en-suite facilities, plus a breakfast area, offices, terraces, kitchen, laundry facilities and 4 garages.

A dedicated reception and meeting space features an open-plan kitchen, bar and terrace. The wellness area includes a heated indoor pool with counter-current system and hydrojet, plus a fitness room.

Completing the estate is a beautifully renovated 318 sqm manor house with 5 additional bedrooms and the potential to create a premium restaurant or private dining venue with outdoor terrace. An

ENERGY - DPE



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.



NOTES

DESCRIPTION

Located just a few minutes' walk from the historic centre of Falaise and William the Conqueror's castle, this exceptional estate represents a rare opportunity to develop a high-end hospitality and tourism project in Normandy.

This former stud farm has been progressively converted over the years, while retaining its original character and adapting the buildings to create a welcoming and functional environment. The facilities are primarily dedicated to furnished holiday accommodation and offer a total weighted floor area of approximately 655 sqm. The estate is also equipped to host corporate meetings, seminars and retreats.

The entrance gates open onto the manor house, set at the heart of the estate and surrounded by mature landscaped grounds. Currently used as a private residence, the property could potentially be converted into an upscale restaurant or fine-dining venue. With its outdoor terraces, spacious ground-floor reception rooms and adjacent parking facilities, this elegant residence offers considerable potential.

The estate comprises:

Building 1

Two fully equipped and furnished family self-catering cottages, one of which benefits from a private terrace. Boiler room and four enclosed garages.

Building 2

Fully equipped and furnished, this building comprises five guest rooms on the upper floor, including two suites, each with its own en-suite shower room, as well as a linen room.

On the ground floor, the former stables have been converted into private, semi-enclosed lounges used as individual breakfast areas for each guest room.

The building also includes a separate kitchen,