LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47448VIC14 Price: 1 180 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (1 120 000 EUR without fees)

Exceptional gîte complex with B&B business, swimming pool & events room, close to Caen















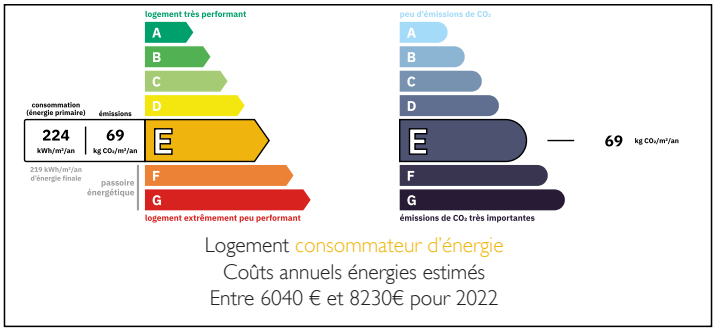
INFORMATION

Town:	Malherbe-sur-Ajon
Department:	Calvados
Bed:	14
Bath:	9
Floor:	820 m2
Plot Size:	7500 m2

IN BRIEF

This stunning 19th-century Maison de Maître, full of character and charm, is complemented by a large, recently renovated gîte complex, two self-contained studio apartments and a range of outbuildings, creating an exceptional business and lifestyle opportunity. The property also offers an events room of approximately 100m² and an indoor swimming pool, with an established rental business already in operation. Ideally situated approximately 25km from Caen, the property offers the opportunity to develop a versatile hospitality business combining holiday rentals and events, while also providing a private home for the owners to live on site.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6040 € et 8230€ pour 2022

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: **3000 EUR**

NOTES

DESCRIPTION

The Main Maison de Maître

The elegant main house retains many of the traditional features expected of a property of this period. The ground floor comprises a welcoming traditional entrance hallway, a kitchen/dining room with a fireplace, a separate sitting room, an office and a shower room.

On the first floor there are four bedrooms and a family bathroom, with additional attic space above offering useful storage and further potential, subject to any necessary permissions.

The Maison de Maître is heated by central heating supplied by a fuel-fired boiler and provides a comfortable private residence for the owners, separate from the rental accommodation.

Two Independent Studio Apartments

Located next to the main house are two self-contained studio apartments, providing additional accommodation and further rental potential.

Large Gîte Complex

The substantial gîte complex has been recently renovated and provides spacious, versatile accommodation suitable for holiday rentals, group stays and events.

The ground floor includes a large events/dining and living room, with an adjacent fully equipped kitchen, storage room and toilets. There is also a downstairs bedroom with access suitable for wheelchair users.

The first floor comprises five large bedrooms, two spacious shower rooms and separate toilets.

The gîte complex benefits from an impressive DPE rating of C and is equipped throughout with