



## CHARACTER ESTATE WITH GÎTES AND RECEPTIONS, EXCEPTIONAL SETTING BETWEEN PARIS AND ALPES MANCELLES

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GÎTES AND RECEPTIONS,  
EXCEPTIONAL SETTING  
BETWEEN PARIS AND  
ALPES MANCELLES...



## PROPERTY FACT FILE

|               |                                                                                                                                      |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE     | A36105YAL72                                                                                                                          |
| PRICE         | € 1,802,000<br>£ 0*<br><small>*agency fees included: 6 % TTC<br/>to be paid by the buyer<br/>(1 700 000 EUR hors honoraires)</small> |
| BEDROOM       | 13                                                                                                                                   |
| BATHROOM      | 12                                                                                                                                   |
| ACCOMMODATION | 800 m <sup>2</sup>                                                                                                                   |
| LAND          | 7472 m <sup>2</sup>                                                                                                                  |
| TOWN          | Alençon                                                                                                                              |
| DEPARTMENT    |                                                                                                                                      |
| LOCATION      | Hamlet property                                                                                                                      |
| TYPE          | Maison de Vacances, House,<br>Country House                                                                                          |
| CONDITION     | Good condition                                                                                                                       |
| FEATURES      | Other Drainage, Garage, Private<br>parking                                                                                           |

\*Price based on current exchange rate which is subject to change



- Character estate with a profitable,
- Large capacity: up to 52 guests + high-end business
- Peaceful, private setting
- Close to the Alpes Mancelles, Le Mans, and the A28
- Comfortable private residence with garden

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For sale: character estate with high-end gîte in a peaceful setting, 2.5 hours from Paris, between Orne and Sarthe. Over 700 m² of living space, accommodation for 52 guests, 2 reception halls (up to 130 seated), professional kitchen, parking, and enclosed 3,500 m² landscaped park. Comfortable private residence with 4 bedrooms,

## DESCRIPTION

FOR SALE – Character Estate with Gîte Business – Southern Orne / Northern Sarthe

2 hours 30 minutes from Paris – Near the Alpes Mancelles, Alençon, and Le Mans

Set in a peaceful and discreet countryside environment, this unique property combines rural elegance with professional infrastructure. This rare 7,472 m² estate, currently operating as a high-end group gîte, offers exceptional potential for a prestigious second home, hotel project, gîte activity, or private events venue.

Public/Commercial Areas (Gîtes, Receptions, Seminars, etc.)

- \* Total built surface: over 700 m² spread across several buildings
- \* Accommodation capacity: up to 52 guests
- \* 11 bedrooms with en-suite shower rooms and toilets, hotel-quality bedding, and linens provided (sizes between 9 and 20 m²)
- \* Independent studio with two mezzanine bedrooms (sleeps 9), 30 m² with private terrace
- \* Accessible studio with kitchenette and shower room (21.5 m²) with private terrace
- \* Two reception halls: a 90 m² stone room for seminars with wood-burning stove and a 165 m² reception hall with large windows overlooking the garden
- \* Total reception capacity: up to 130 seated guests
- \* Fully equipped professional kitchen (31 m²) and additional 15 m² veranda storage
- \* Landscaped and enclosed 3,500 m² park with nomadic tent, pétanque court, covered outdoor space, and garden furniture
- \* Two private parking areas for up to 80 vehicles, motorhome connection available
- \* Full wheelchair accessibility throu...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36105YAL72>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

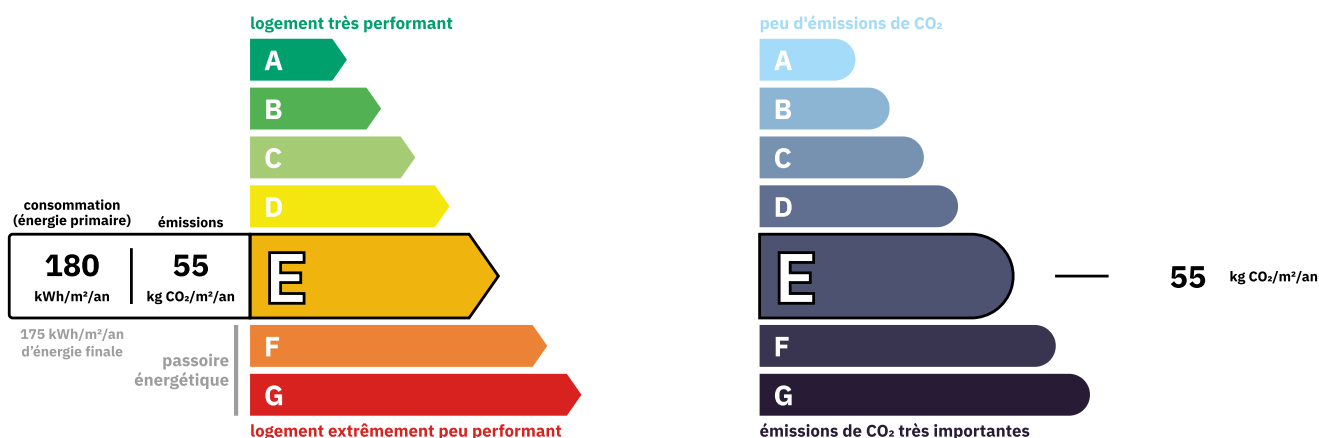
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property **Energy consuming**  
Estimated annual energy costs  
between 3660 € and 5000€ for 2023

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A36I05YAL72  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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