



ANCIENT MANOIR WITH GITE, CAMPSITE IN
24HA NEAR DOMFRONT. AN IDEAL EVENT
VENUE. NEARLY 1000 YEARS OF HISTORY..

ANCIENT MANOIR WITH
GITE, CAMPSITE IN 24HA
NEAR DOMFRONT. AN
IDEAL EVENT VENUE.
NEARLY 1000 YEARS OF...



PROPERTY FACT FILE

REFERENCE	A44158RL61
PRICE	€ 1,484,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 400 000 EUR hors honoraires)
BEDROOM	15
BATHROOM	10
ACCOMMODATION	600 m ²
LAND	247550 m ²
TOWN	Saint-Bômer-les-Forges
DEPARTMENT	
LOCATION	Isolated
TYPE	Manoir
CONDITION	Habitable
FEATURES	Other Drainage, River Frontage, Garage

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



- Business potential
- 24 hectares, two lakes, river frontage
- Private location with no close neighbours
- Suitable for horses
- Campsite, gîte, restaurant, cider production

ANCIENT MANOIR WITH
GITE, CAMPSITE IN 24HA
NEAR DOMFRONT. AN
IDEAL EVENT VENUE.
NEARLY 1000 YEARS OF...

Ref : A44158RL61

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 gîte

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 297m² 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 400m² 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 100m² 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 40m² of usable space. A separate stone cider production building of 53m², together with a 35m² lean-to, has until recently supported a thriving cider and...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44158RL61>

COMPLETE FILE AND PHOTO ON REQUEST

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

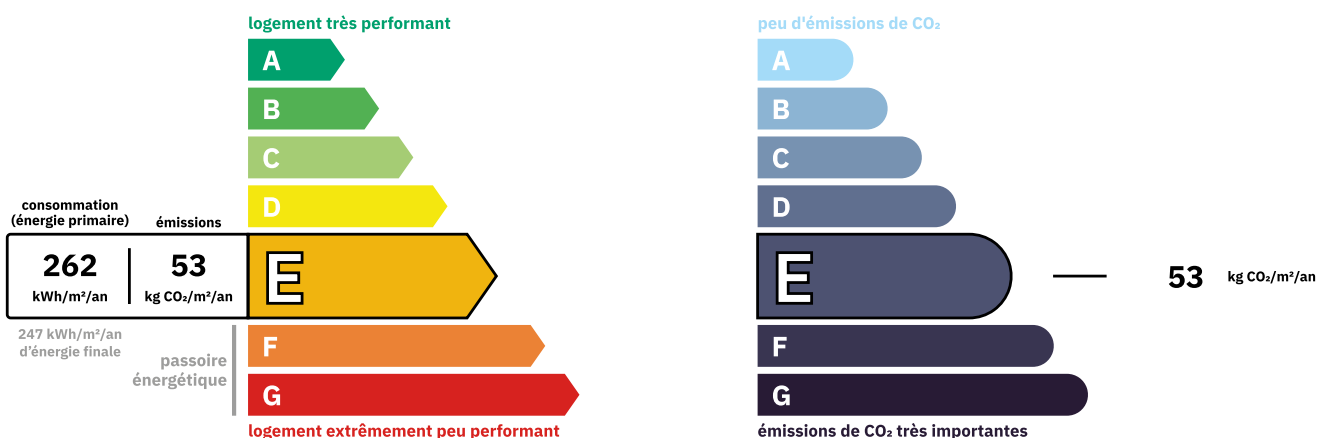
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

ANCIENT MANOIR WITH GIT
CAMPSITE IN 24HA NEAR
DOMFRONT. AN IDEAL EVEN
VENUE. NEARLY 1000 YEARS
OF...

Ref : A44158RL61

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 4780 € and 6530€ for 2022

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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A44158RL61
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr