

## Character estate with gîtes and receptions, exceptional setting between Paris and Alpes Mancelles



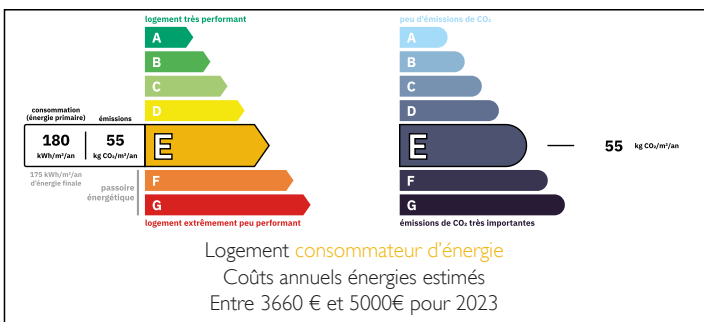
## INFORMATION

Town:	Alençon
Department:	Orne
Bed:	13
Bath:	12
Floor:	800 m <sup>2</sup>
Plot Size:	7472 m <sup>2</sup>

## IN BRIEF

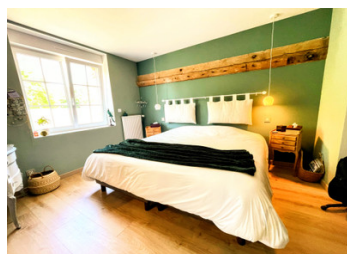
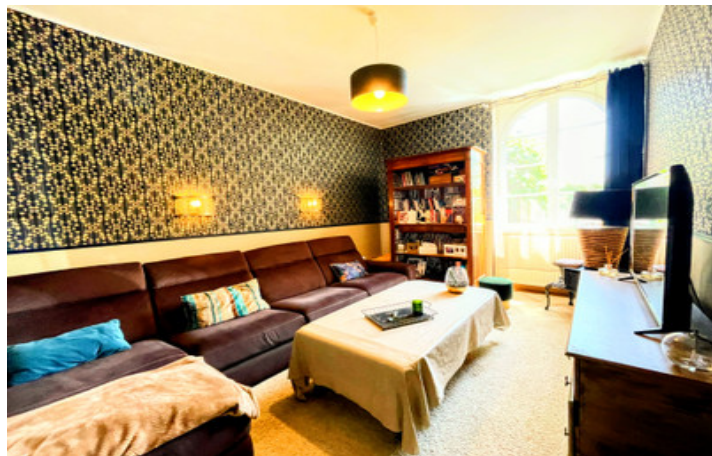
For sale: character estate with high-end gîte in a peaceful setting, 2.5 hours from Paris, between Orne and Sarthe. Over 700 m<sup>2</sup> of living space, accommodation for 52 guests, 2 reception halls (up to 130 seated), professional kitchen, parking, and enclosed 3,500 m<sup>2</sup> landscaped park. Comfortable private residence with 4 bedrooms, garden, workshop, barns, and further development potential. Established activity with excellent occupancy rates (weddings, seminars, group tourism). Perfect for a hotel, gîte project, or prestigious second home. No overlooking neighbors, close to the Alpes Mancelles, Le Mans, and the A28.

## 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.



## 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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup>)

\* Independent studio with two mezzanine bedrooms (sleeps 9), 30 m<sup>2</sup> with private terrace

\* Accessible studio with kitchenette and shower room (21.5 m<sup>2</sup>) with private terrace

\* Two reception halls: a 90 m<sup>2</sup> stone room for seminars with wood-burning stove and a 165 m<sup>2</sup> reception hall with large windows overlooking the garden

\* Total reception capacity: up to 130 seated guests

\* Fully equipped professional kitchen (31 m<sup>2</sup>) and additional 15 m<sup>2</sup> veranda storage

\* Landscaped and enclosed 3,500 m<sup>2</sup> 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 throughout the property

\* Three technical areas: electricity, hot water tanks,

## NOTES