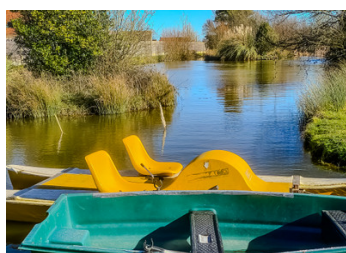


House and chalet holiday complex 12km from the beaches, heated indoor pool, sauna, spa area & function room



INFORMATION

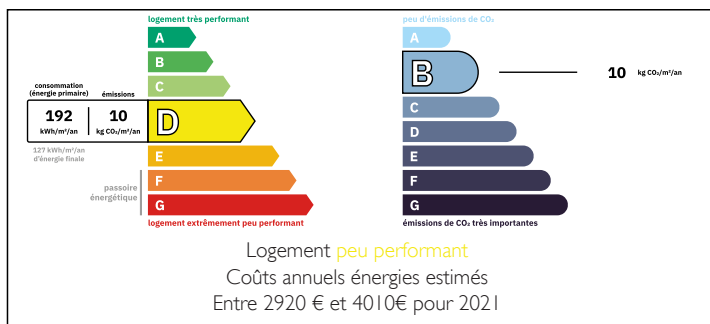
Town:	Le Ham
Department:	Manche
Bed:	25
Bath:	13
Floor:	633 m2
Plot Size:	31437 m2



IN BRIEF

William Darwen and Leggett are proud to present this exceptional opportunity to acquire a successful holiday village business in Normandy. Set within over 3 hectares of countryside, the property includes 9 holiday chalets, a heated swimming pool with spa and sauna, a function room, and a sanitary block. A large family home, currently divided into 3 residences, provides flexible accommodation for owners or staff. Just 13 km from sandy beaches, 33 km from Cherbourg ferry port, and 5 km from the N13, the location is ideal for both French and international visitors. With growing demand from UK, German, Belgian, and Dutch holidaymakers, there is excellent scope to expand the business, including the potential to add camping around 2 fishing lakes. With its leisure facilities and revenue potential, this is a rare chance to purchase a thriving hospitality business...

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

A residential property divided into three parts comprising:

House 1:

On the ground floor: fitted kitchen, living room, WC with hand basin.

First floor: three bedrooms, bathroom, WC, living room, lift.

Second floor: games room.

Studio:

On the ground floor: kitchen/living room/bar, one bedroom, shower room, WC.

House 2:

On the ground floor: kitchen, living room with fireplace, WC with hand basin, veranda.

First floor: two bedrooms, shower room.

A holiday village comprising 9 chalets:

1 chalet with appliances, 3 bedrooms, 2 shower rooms, garden.

7 chalets with 2 bedrooms, covered terrace, garden.

1 chalet compliant with disabled access standards, garden.

Three lakes. Chestnut grove. Covered heated swimming pool. Sanitary block. Games room. Sauna and hammam. Two garages.

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