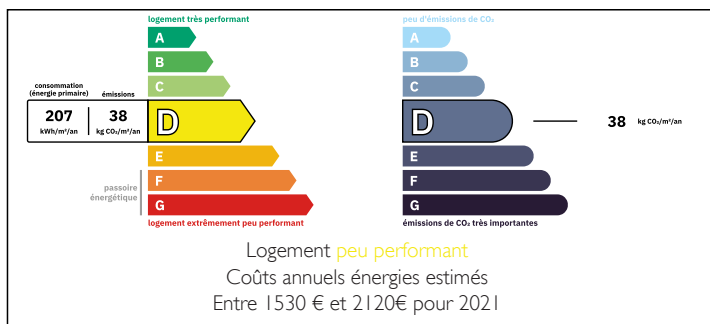


Fabulous potential business opportunity, former hotel, restaurant, gites, beautiful gardens & superb location



ENERGY - DPE



INFORMATION

Town:	Ticheville
Department:	Orne
Bed:	10
Bath:	8
Floor:	445 m2
Plot Size:	11540 m2

IN BRIEF

Located in the heart of a typical Normandy village, this unique property offers strong income potential in a stunning setting with extensive landscaped gardens and open countryside views.

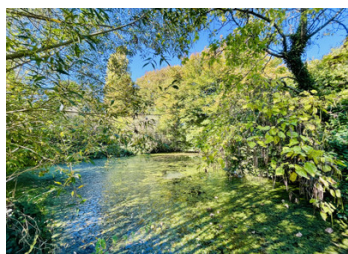
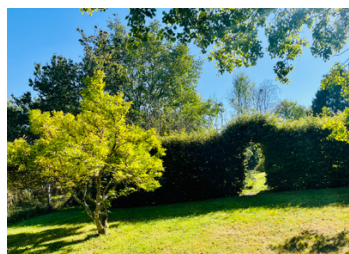
Formerly a popular hotel and specialist vegetarian restaurant (now closed), it is ideal for anyone seeking a lifestyle change or tourism-based business.

The main building includes a spacious dining room, a large professional kitchen and three letting bedrooms, with scope to create more. Two well-presented gîtes are ready to rent, while a third requires renovation.

The property also benefits from extensive kitchen gardens, previously used to supply the restaurant with home-grown produce. A rare opportunity to create a thriving hospitality or holiday accommodation business in an exceptional rural

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 foncière: 3184 EUR

NOTES

DESCRIPTION

MAIN HOUSE (Maison de Maître), comprising:

Entrance/reception area with original fireplace 16m²
Office 14m²

Restaurant dining room, 17m² with dumb waiter.

Rear hall with wc

Small breakfast kitchen 4m²

First floor, 3 bedrooms, 14m², 15m², 13.5m², two of which have ensuite bathrooms, with third having exclusive use of a further bathroom on the landing. Second floor in need of some updating, currently used for storage, sitting room 33m², two bedrooms, 15m², 12m² and bathroom. This would be ideal owners accommodation or a further letting space.

Downstairs, large, fully equipped professional kitchen 24m² with access to garden. Cellar, pantry, laundry and boiler room.

Central gas heating. Connected to mains drain.

GITE-COTTAGE 1:

- Fitted kitchen with second small utility space.
- Spacious sitting room 21m² with staircase and French doors leading to conservatory.
- First floor, two bedrooms, 12m², 8m² one with ensuite and balcony.
- Bathroom.

GITE-COTTAGE 2:

- Dining room 16m²
- Sitting room 16m²
- Fitted kitchen 10m² door to garden;
- First floor, two bedrooms, 23m², 10m² and bathroom.

GITE-COTTAGE 3:

- Fitted kitchen 10.5m²
- Bathroom
- Sitting room 9.5m²
- Bedroom 10m² with French doors leading to private decking area.