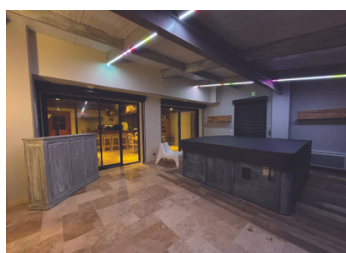
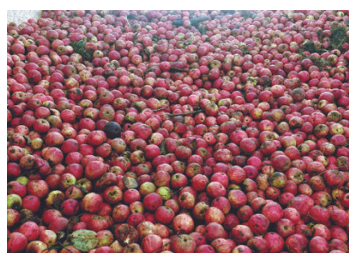
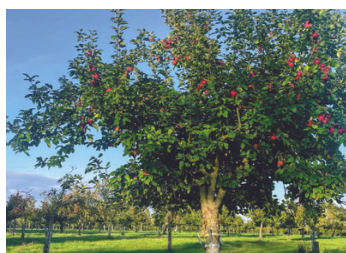


## EXCEPTIONAL SALE: Prestige cider farm of international renown in Normandy + gite



## INFORMATION

Town:	Bernay
Department:	Eure
Bed:	17
Bath:	15
Floor:	761 m2
Plot Size:	750000 m2



## IN BRIEF

Exceptional 124 ha property (75 ha owned, 49 ha leased) in Normandy (on the borders of Calvados and Eure)

In the heart of the Pays d'Auge, this prestigious farm specialises in the production and processing of apples and pears (the estate's orchards are certified AB (organic farming), and it also includes other specialities such as cattle rearing, cereal growing, etc.).

## ENERGY - DPE

DPE not required.

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

Prestigious Property in Normandy

Discover this exceptional 124-hectare estate located in the heart of Pays d'Auge, at the crossroads of Orne, Calvados, and Eure. This prestigious estate, specializing in the production and processing of apples and pears, is certified organic (AB).

Property Features

Total Area: 124 ha (75 ha owned, 49 ha leased)

Orchards:

13 ha of high-stem orchards

5 ha of low-stem orchards

Annual production: approximately 100 tons of apples (25 varieties)

Certified Organic Cider Workshop:

44 ha of orchards

Annual production: 300 tons

Products: cider, perry, apple juice, pear juice, cider vinegar, pommeau, calvados

Agricultural Buildings

Hangar with vat room, storage, and pressing area: 516 m<sup>2</sup>

Barn store: 300 m<sup>2</sup>

Barn in a meadow: 60 m<sup>2</sup>

Three wooden buildings

Cattle shed: 1469 m<sup>2</sup>

Agricultural Projects

Construction of a new 3500 m<sup>2</sup> building with photovoltaic panels

Installation of solar panels on 40 to 60 ha of orchards (estimated profitability: €2000/year)

Hospitality Activities

The estate also offers hospitality services for events and seminars, with a professional kitchen and a reception hall for 120 people. Accommodations include:

Seven rooms for 24 people

An apartment for 4 people

A cottage for 4 people with jacuzzi and bar area

Accommodations and Projects

Renovated pond, bridge, possibility of fireworks

Reception hall of 140 m<sup>2</sup> (140 people standing, 120