

A fabulous way of life in rural normandie and an exciting and a significant enterprise for a young couple.

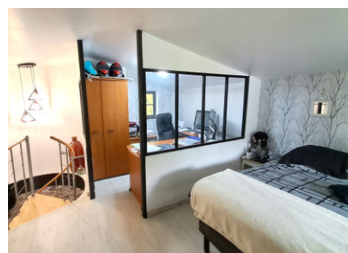
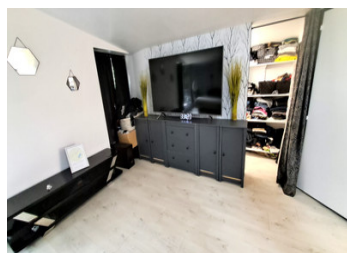
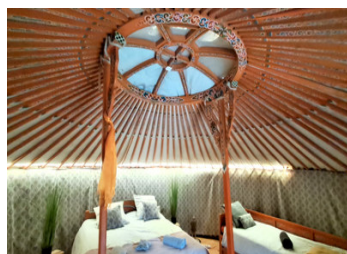


INFORMATION

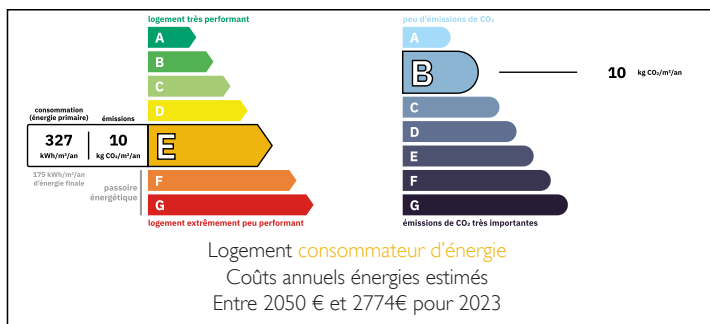
Town:	Soulevre en Bocage
Department:	Calvados
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	15377 m2

IN BRIEF

This property represents a rare opportunity for someone looking to develop a nature-based, off-the-beaten-track tourist accommodation project in line with the trends in ecotourism and slow travel. The fact that the site is already operational with immediate revenue potential is a definite advantage, especially as the sale includes all equipment.



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

General overview

Location: Soulevre-en-Bocage (Normandy)

Ideal location:

5 minutes from the A84 motorway (Caen–Rennes)

30 minutes from Caen

42 minutes from Mont Saint-Michel

1 hour from the D-Day beaches

Close to tourist attractions (Soulevre Viaduct, Jurques Zoo, etc.)

Natural setting: 14,700 m² of woodland, pond, organic garden, fruit trees, peace and quiet and total privacy

Capacity & accommodation

Capacity: 25 people / sleeps 28

Accommodation:

Main chalet (101 m²): living room with stove, kitchen, veranda, bedroom, office, shower room

Separate cottage (61 m²): living room, 3 bedrooms, bathroom, terrace (sleeps 8)

Authentic Mongolian yurt: sleeps 5, outdoor kitchen, terrace

3 Safari Lodges (37 m² each): sleeps 5 each, private terraces

Facilities & infrastructure

Pond with rowing boat and pedalo

Large play area (3–12 years)

Petanque court

Snack bar (licence III + catering)

Outdoor dining/relaxation areas

LOCAL TAXES

Taxe foncière: 650 EUR

Taxe habitation: EUR

NOTES