

Fabulous established gite business including 4 bed house, 3 luxury gites, heated pool, outbuildings & garden

EXCLUSIVE



## INFORMATION

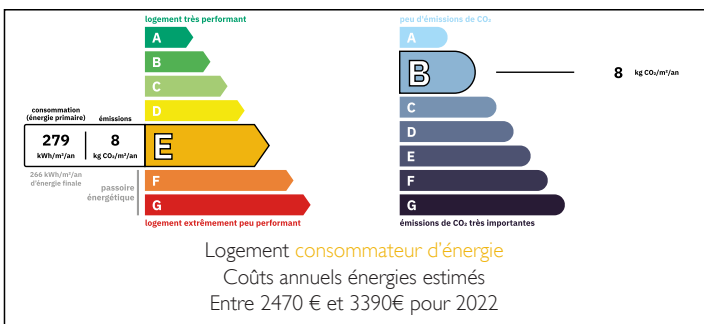
Town:	Saint-Calais-du-Désert
Department:	Mayenne
Bed:	10
Bath:	6
Floor:	350 m2
Plot Size:	2361 m2

## IN BRIEF

Fantastic opportunity to purchase an established successful business including 3 luxury gites, a 4 bed stunning house and swimming pool all set in enclosed gardens with countryside views. Situated in a tranquil and picturesque setting in the beautiful Mayenne countryside this is an ideal property if you're looking for a business opportunity as part of your move to France - Viewing highly recommended,

Within easy distance of all the local places of interest including the spa town of Bagnoles de l'Orme with it's casino and great restaurants, 6.5km to the bustling town of Pre-en-Pail which offers all local amenities including schools, bars, restaurants, vets, supermarket, medical centre etc. The larger town of Alencon is just over 30 minutes by car which has train links to Paris and Le Mans, Caen ferry 1.5 hours

## 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

This exceptional property offers a rare opportunity to own a charming countryside home with a turnkey hospitality business. Whether you're looking for a lifestyle change, a family home with income, or a hospitality venture in rural France, this property delivers on every level.

### MAIN HOUSE

Completely renovated to a high standard, the main house combines traditional charm with modern living.

Step into a spacious and welcoming entrance hall featuring a high ceiling and an ornate wood-burning stove, creating an immediate sense of warmth and character.

The ground floor offers:

A stylish bathroom with roll-top bath, sink, and WC  
Practical laundry room housing hot water system and gîte laundry facilities

Fitted kitchen

Bright and inviting lounge with full-height windows, French doors, tiled flooring, and wood-burning stove  
Two generous bedrooms, one currently used as a home gym

Upstairs, the property continues to impress with:

A large landing area

Modern shower room with walk-in shower, sink, and WC

Additional bedroom

A spectacular open-plan living room and bespoke kitchen with vaulted ceiling, exposed features, wood-burning stove, and two large picture windows framing stunning countryside views

Access to a private balcony—perfect for dining or enjoying a glass of wine while taking in the scenery

A central oak staircase leads to:

## LOCAL TAXES

Taxe foncière: 1332 EUR

Taxe habitation: EUR

## NOTES