



**At the gateway to the beautiful Pays d'Auge region and convenient for Deauville, Cabourg, Honfleur and the A13 to Paris, the accommodation comprises a main house, five guest houses and four guest suites/rooms. The property also boasts a Spa complex with heated indoor pool, steam room, sauna, fitness suite and treatment rooms. The property is contained within extensive well-maintained grounds, with two small lakes, two car parks and two entrances.**

**TOTAL HABITABLE AREA : 1305m<sup>2</sup>**

**TERRACED/PATIO AREA: 540 m<sup>2</sup>**

**TOTAL AREA: 4,5 Hectares**

**Main House - sleeps 6, 174 m<sup>2</sup>**

Reception – Office - Cloakroom

Conservatory/veranda 80 m<sup>2</sup>

Open plan library/dining area with fully-fitted kitchen (including breakfast bar in lava stone)

Enclosed garden with patio area (garden contains original well with pump)

Sitting room with wood burner

3 bedrooms, two shower rooms and fitted cupboards

**Guest House – sleeps 8, 141 m<sup>2</sup>**

Sitting room 50 m<sup>2</sup> with modern fireplace

Fitted kitchen, patio (27 m<sup>2</sup>) and enclosed private garden

3 bedrooms, and two mezzanine alcoves

2 bathrooms

**Guest House – sleeps 4, 98 m<sup>2</sup> overlooking small lake.**

South-facing patio (87m<sup>2</sup>),

Open-plan sitting room with wood burner, fitted kitchen.

2 bedrooms

Bathroom with whirlpool bath,

Shower room with walk-in shower

**Guest House - sleeps 2 - 40m<sup>2</sup> overlooking private lake**

Patio 17 m<sup>2</sup>

Sitting room

Fitted kitchen with dining area and wood burner

Shower room with walk-in shower

Spiral staircase opening onto mezzanine sleeping area.

[www.fermedeloudon.com](http://www.fermedeloudon.com)

MAISON D'HÔTES DE CHARME - PAYS D'AUGE

### **Guest House – sleeps 4 – with hot tub - 143 m<sup>2</sup>**

Open plan living area with wood burner and fitted kitchen.  
2 bedrooms, one bathroom with whirlpool bath, one walk-in shower room.  
Veranda with hot tub.  
Private garden with wooden terrace - 155 m<sup>2</sup>

### **Guest House – sleeps 2 – 115 m<sup>2</sup> with hot tub and patio - 42 m<sup>2</sup>**

Wellbeing suite comprising large hot tub, steam room with shower, massage room with heated massage table, fitness equipment, hydro shower, sitting room and kitchenette  
1 bedroom with whirlpool bath and wood burner.

### **1 Suite – sleeps 2 – 45 m<sup>2</sup> with hot tub , 30 m<sup>2</sup> patio and private garden**

Open plan living area, with kitchenette and dining area  
Bedroom and walk-in shower room

### **1 Suite – sleeps 4 - 50 m<sup>2</sup> with direct access to the swimming pool, Patio 26 m<sup>2</sup>**

Open plan living area with kitchenette and dining area.  
1 bedroom, bathroom with walk-in shower  
Private garden with patio

### **1 bedroom plus mezzanine - sleeps 3 - 25 m<sup>2</sup>**

Bathroom with whirlpool bath  
Screened garden entrance

### **1 bedroom, sleeps 2 - 27 m<sup>2</sup>**

Bathroom with bath tub  
Screened garden entrance

### **Pool Area 120 m<sup>2</sup>**

Heated pool 8 m x 4.50 m (with “endless pool” counter-current system)  
Patio : 36 m<sup>2</sup>  
Pool House with bar  
Shower, WC, changing room  
Wellbeing area with massage/treatment room  
Infra-red sauna  
Sun-shelter