

Patrick VESQUE

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Dear Sir or Madam,

I am writing to you regarding the property below, which is available for sale.

Close to Deauville, Cabourg and Honfleur, this extensive estate is situated in the Pays d'Auge region of Normandy, France, and is composed of:

- **1 main house.**
- **5 guest houses**
- **4 guest rooms/suites.**
- **1 spa complex with heated indoor pool and sauna.**
- **Well-maintained grounds with two small lakes.**
- **2 car parks with two entrances**

TOTAL HABITABLE SURFACE : **1305 m²**

TOTAL TERRACED AREA : **540 m²**

TOTAL SURFACE AREA : **4,5 hectares**

The property comprises:

1 MAIN HOUSE SLEEPING 6 - **174 m²** + 2 PATIOS AND AN ENCLOSED PRIVATE GARDEN

1 GUEST HOUSE SLEEPING 8 - **141 m²** + 1 PATIO AND AN ENCLOSED PRIVATE GARDEN

1 GUEST HOUSE SLEEPING 4 - **98 m²** OVERLOOKING A SMALL LAKE WITH A SOUTH-FACING PATIO OF **87 m²**

1 GUEST HOUSE SLEEPING 2 - **40 m²** OVERLOOKING A SMALL LAKE WITH PATIO **17 m²**

1 GUEST HOUSE SLEEPING 4 WITH PRIVATE HOT TUB - **143 m²** + PRIVATE GARDEN WITH DECKED AREA

1 GUEST HOUSE SLEEPING 2 WITH PRIVATE HOT TUB - **115 m²** + STEAM ROOM, FITNESS SUITE AND DECKED AREA **42 m²**

1 SUITE SLEEPING 2 WITH PRIVATE HOT TUB - **45 m²** + PATIO OF **30 m²** AND PRIVATE GARDEN

1 SUITE SLEEPING 4 WITH DIRECT ACCESS TO THE POOL - **50 m²** AND PATIO **26 m²**

1 EN-SUITE GUEST ROOM WITH MEZZANINE SLEEPING 3 - **25 m²** (screened garden entrance)

1 EN-SUITE GUEST ROOM SLEEPING 2 - **27 m²** (screened garden entrance)

POOL HOUSE **120 m²**

- POOL 8 M X 4.50 M (with “endless pool” system)
- DECKED TERRACE **36 m²**
- BAR AREA
- SHOWER, WC, CHANGING ROOM
- WELL-BEING AREA, MASSAGE ROOM, INFRARED SAUNA,

2 OUTBUILDINGS **285 m²**

1 LAUNDRY ROOM WITH WASHING MACHINE AND TUMBLE DRYER
COVERED DRYING AREAS

1 GARAGE, STORE-ROOMS

WOODSHED AND REFUSE BIN STORE

LARDER WITH REFRIGERATORS AND FREEZERS

This property could be used as a large multi-occupancy family property: it is currently used as a combination of self-catering and bed and breakfast accommodation.

As a hospitality venue, the current accommodation and accompanying facilities could be enhanced by the addition of a reception hall, allowing weddings, conferences and similar events to be accommodated.

Consistent feedback from clientele indicates that the introduction of a high-quality restaurant would be the ultimate addition to the complex, making the site a self-contained hospitality enterprise.

If this property is of interest to you, I would be happy to provide more detail and such additional information as you may require.

Yours faithfully.

Patrick VESQUE

Owner.