

19 December 2007

## **One-off property in Normandy for sale**

### **- *Le Manoir de L'Aufragère: an ideal business opportunity* -**

Le Manoir de L'Aufragère, a lovingly restored 18<sup>th</sup> century manor house in the Normandy countryside, has been offering short-term residential cookery holidays for the past decade. It is now on the market for 860,000 Euros. There is a large, regular client-base and this would be an ideal purchase for someone wishing to establish a business in spring/summer 2008 – it's perfect for gourmet dinner, bed and breakfast but there are countless other possibilities, for example, to continue with a cookery school or to create new art, language or yoga courses.

This is the perfect property for someone wishing to start a new life and business in France. There are farm buildings which could be renovated into gîtes or workshops and a large vegetable garden area and organic cider apple orchard (calvados, cider and pommeau are currently made on the premises).

Le Manoir de L'Aufragère is featured in many travel guides such as: Alistair Sawday's 'Special Places to Stay in France'; Le Guide de Routard; Patricia Fenn French Entrée Chambres d'hôtes; Le Shuttle Guide to Small Hotels & Restaurants in Northern France & Belgium and Meg Jump's 'Where to Stay in France'. The holidays have also been heavily featured in many UK national newspapers, including the Daily Telegraph, The Independent, The Observer, Sunday Express and Mail on Sunday as well as magazines like BBC Good Food, Olive and Living France.

The property details:

- fully renovated 18<sup>th</sup> century manor house with a land surface of three hectares (approx. 7.4 acres), including well-fenced grazing land, large vegetable garden area and organic cider apple orchard, parking area, small pond, large front garden with terrace
- six bedrooms, two with open fireplaces and all with private bathrooms featuring either a shower or bath, toilet and hand basin
- large dining room with open fireplace
- sitting room with open fireplace
- large kitchen, two utility rooms, WC and office
- fire and burglar alarms are installed
- electric gates to enter property

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- outbuildings – three large outbuildings with water and electricity, in sound condition and ideal to renovate into accommodation or workshops. One other outbuilding and one large hanger barn with gates, ideal for keeping animals

Le Manoir de L'Aufragère is located 6km East of Pont Audemer, 20 minutes from Honfleur, 40 minutes from Rouen and 1½ hours from Paris. It has been receiving guests until November 2007 and further details showcasing the business and property can be found at [www.laufragere.com](http://www.laufragere.com).

Parties interested in further property details or to arrange a viewing should contact Nicky Dussartre on (+44) 07890 508 112 or email [regis@laufragere.com](mailto:regis@laufragere.com).

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**Notes to editors:**

A wide selection of high resolution photography is available. For further details or to request images, please contact Lesley Singleton at LS Media on 020 8133 6795 or [Lesley@lsmedia.co.uk](mailto:Lesley@lsmedia.co.uk).