

Maison Orly-sur-Morin 910 m²



PRIX DE VENTE : 1 990 000 €

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EXCLUSIVITÉ

DESCRIPTION

Located 1 hour from Paris and Reims, 35 minutes from Disneyland, and 15 minutes from La Ferté-sous-Jouarre, this forest estate of approximately 4.5 hectares (11 acres) hosts a well-established gîte business with an annual turnover of around €350,000. This property is ideal for both a professional hospitality venture and a spacious family home.

Current occupancy rate:

- 40% (intentionally managed growth)
- Estimated development potential between 60% and 80%
- A sought-after natural setting: forest, glades, and tranquility
- A loyal clientele seeking disconnection.

Existing Facilities:

- Swimming pool (8 × 5 m)
- Wellness, activity, and event spaces
- Equestrian facilities
- Parking areas suitable for group hosting

The estate offers multiple possibilities:

- A profitable tourism business
- A family lifestyle surrounded by nature
- The development of a co-living / community-based project

An ideal opportunity for hospitality professionals or those seeking a lifestyle change combined with a business venture.

Complete file with operating data available following qualified consultation.

Risk information available on the Géorisques : www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	910.0 m ²	Taxe foncière :	€9.00
NB de pièces :	24 rooms	NB de chambres :	14 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

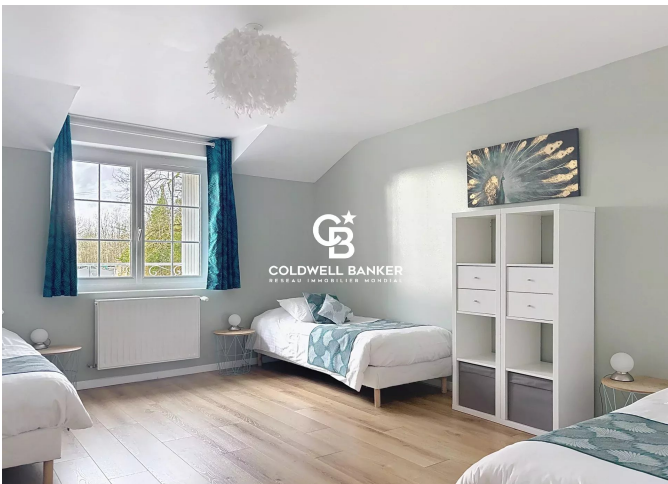
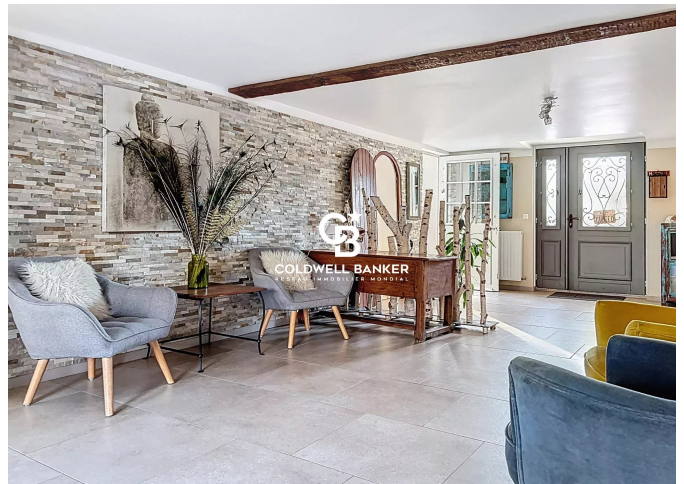
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 263

Indice d'émission de gaz à effet de serre (GES) : C 20



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