

Maison Orly-sur-Morin 910 m<sup>2</sup>

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SALE PRICE : 1 990 000 €

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EXCLUSIVITY

## 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 informations available ont the Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## FEATURES

Property type:	Maison	Area:	910.0 m <sup>2</sup>	Property tax:	€9.00
Number of rooms:	24 rooms	Number of bedrooms:	14 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

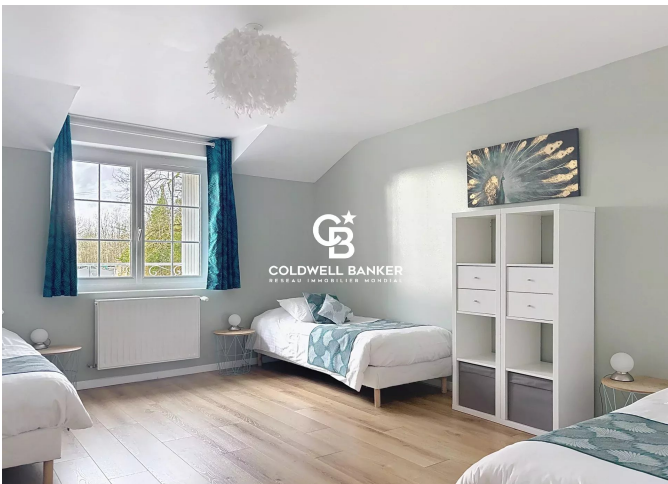
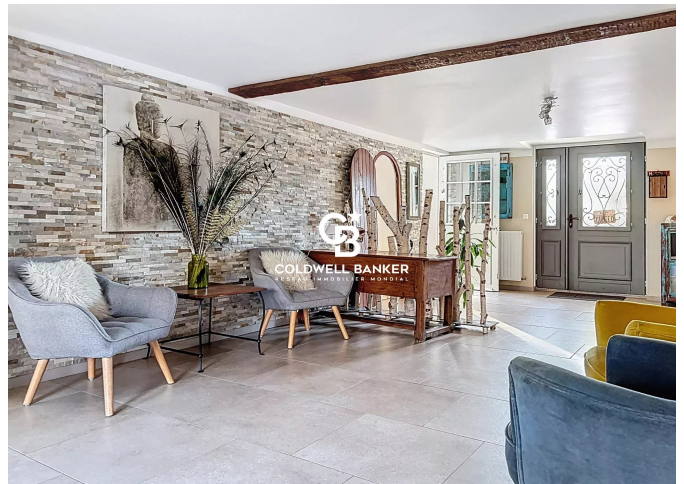
## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 263

Greenhouse gas emissions (GHG) index: C 20



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