

PRESTIGIOUS NORMAN ESTATE IN THE THE PAYS D'AUGE, 3,HA WITH GUESTHOUSE, AND PANORAMICS VIEWS

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PROPERTY FACT FILE

REFERENCE	A35806YAL14
PRICE	€ 1,510,500 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 425 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	7
ACCOMMODATION	350 m²
LAND	38500 m²
TOWN	Lessard-et-le-Chêne
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Private drainage, Lake, Garage

*Price based on current exchange rate which is subject to change





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- normandy property and guesthouse
- pays d'auge, Normandy
- panoramics views
- prestigious et traditionnal property
- Great potential for hotel, restaurant, guesthouse

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For sale: prestigious Norman estate in the heart of the Pays d'Auge, just 45 km from Caen. Spanning more than 3,8 hectares, this exceptional property features a 250 m² farmhouse and a beautifully restored 315 m² timber-framed annex. The main house offers spacious living areas, exposed beams, fireplaces, and a terrace



DESCRIPTION

FOR SALE – PRICE DROP
Stunning Prestige Norman Property in the Heart of the Pays d'Auge

Located 45 km from Caen, this magnificent estate spans over 15.6 hectares of land, offering an idyllic setting between orchards, woodland, and meadows.
Comprising a beautiful farmhouse and a perfectly restored half-timbered annex, this property combines character, comfort, and business potential.

Main House (250 m²) – Charm and Authenticity

**Ground floor:
* Open-plan wooden kitchen (17.5 m²) leading to dining room (16 m²), with fireplace and terracotta tile flooring
* Living room and small dining area (23 m²), exposed beams, antique fireplace, access to a terrace overlooking the pond
* Spacious office/entrance hall (32 m²)
* Bathroom with WC (11 m²)
* Guest entrance under renovation (26 m²), bay window installed, concrete floor (+ utility room and laundry)



**First floor:
* Small lounge with insert fireplace (19 m²)
* Generous landing (27 m²)
* 2 bedrooms with balcony and tower access (wood flooring, fireplace): 19.5 m² and 16.5 m²
* Shower room with WC (10 m²)
* 2 bedrooms with carpeting and exposed beams (12 m² and 14.5 m²)
* Bathroom and shower: steam room, jacuzzi bath, carpet + WC (3 m²)
* Access to the **attic** via a monumental staircase, with office, lounge, and bathroom



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A35806YAL14
COMPLETE FILE AND PHOTO ON REQUEST

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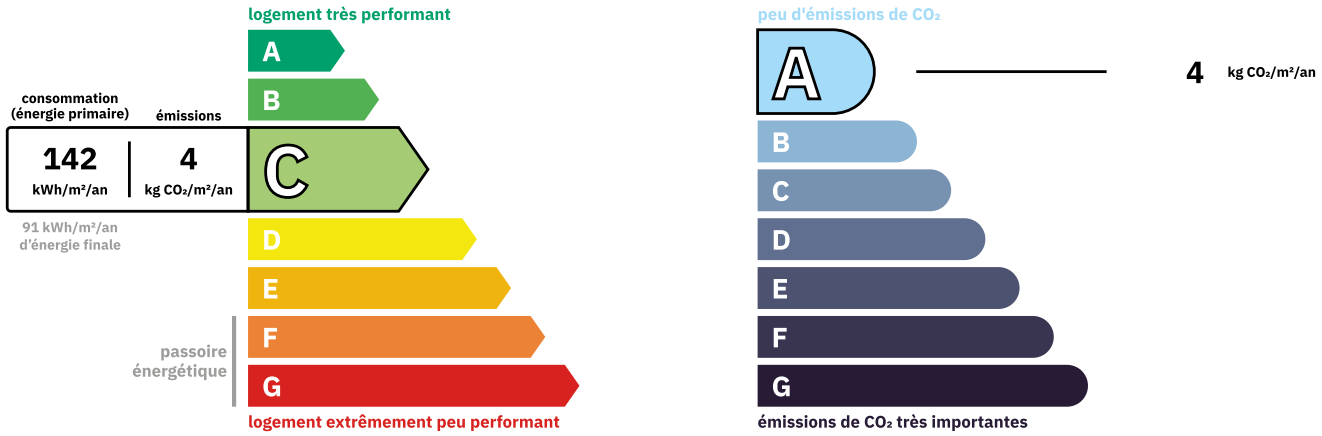
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1590 € and 2200€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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