



## ELEGANT HISTORIC MANOR NEAR TROUVILLE ON A HERITAGE ESTATE WITH 12 BEDROOMS AND PANORAMIC VIEWS

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PANORAMIC VIEWS...



| PROPERTY FACT FILE                                                              |                                                                             |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| REFERENCE                                                                       | A38938NSD14                                                                 |
| PRICE                                                                           | € 1,700,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM                                                                         | 12                                                                          |
| BATHROOM                                                                        | 5                                                                           |
| ACCOMMODATION                                                                   | 419 m <sup>2</sup>                                                          |
| LAND                                                                            | 18633 m <sup>2</sup>                                                        |
| TOWN                                                                            | Trouville-sur-Mer                                                           |
| DEPARTMENT                                                                      |                                                                             |
| LOCATION                                                                        | Town property                                                               |
| TYPE                                                                            | Maison de Vacances, House,<br>Family Home                                   |
| CONDITION                                                                       | To be renovated, Habitable                                                  |
| FEATURES                                                                        | Mains Drains, Lake, Garage                                                  |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                             |



- Exceptional location with panoramic views
- 2 km from the sea, Trouville & Deauville nearby
- Landscaped park with mature trees
- Timeless elegance, period features
- Character home with historic charm

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Overlooking the scenic Touques Valley, this refined manor sits on the heights of Trouville-sur-Mer, in the heart of Normandy's exclusive sea side.

Formerly part of the Château d'Aguesseau estate, the 419 m<sup>2</sup>

## DESCRIPTION

Located at the gateway to Trouville-sur-Mer, this elegant manor sits high above the Touques Valley, offering breathtaking panoramic views. Nestled within a listed 1.8-hectare estate in Normandy's renowned Côte Fleurie, the property enjoys an exceptional natural and historic setting.

Originally part of the château d'Aguesseau estate, this 419 m<sup>2</sup> family home comprises 12 bedrooms, arranged across two beautifully crafted stone wings flanking a central brick pavilion. The layout is as follows:

### Ground Floor:

- West entrance (6.1 m<sup>2</sup>) with traditional terracotta floor tiles, vestibule with original wooden staircase leading to upper floors (separate WC on mezzanine),
- Living room (39 m<sup>2</sup>) with parquet flooring, wood paneling, and open fireplace,
- Dining room (31.7 m<sup>2</sup>) with herringbone parquet floors,
- Separate kitchen (11.3 m<sup>2</sup>) with terracotta flooring, pantry (5.7 m<sup>2</sup>),
- Second entrance (5.7 m<sup>2</sup>) with wooden staircase, separate WC with hand basin, hallway,
- Utility kitchen (21.1 m<sup>2</sup>), laundry room (10.4 m<sup>2</sup>) with stone floor and sink, storage room and built-in cupboard.

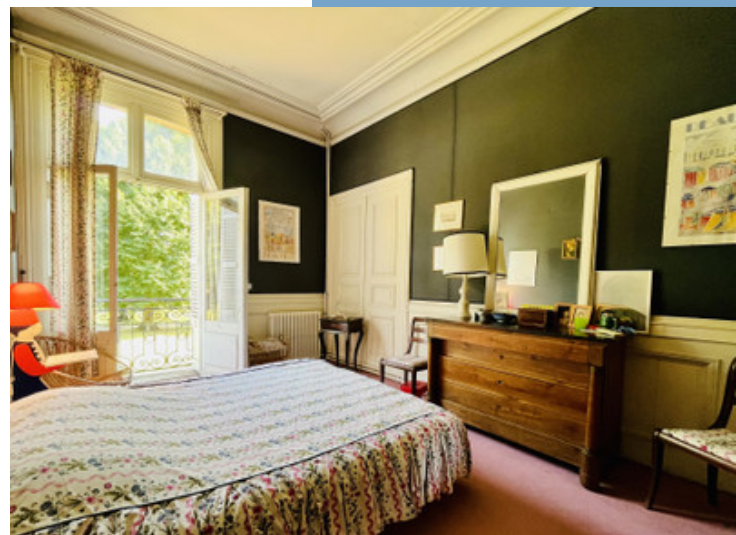
### First Floor:

- West Wing: Landing and hallway leading to a master suite with bedroom (22.6 m<sup>2</sup>) featuring herringbone parquet, dressing room, bathroom (12 m<sup>2</sup>) with parquet, shower, vanity, and WC; additional bedroom (7.7 m<sup>2</sup>),
- Central Pavilion: Hallway leading to two bedrooms (15.3 m<sup>2</sup> each),
- East Wing: Landing and hallway leading to washroom (5.3 m<sup>2</sup>) with basin and bidet, bedroom (20.5 m<sup>2</sup>)...

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38938NSD14>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

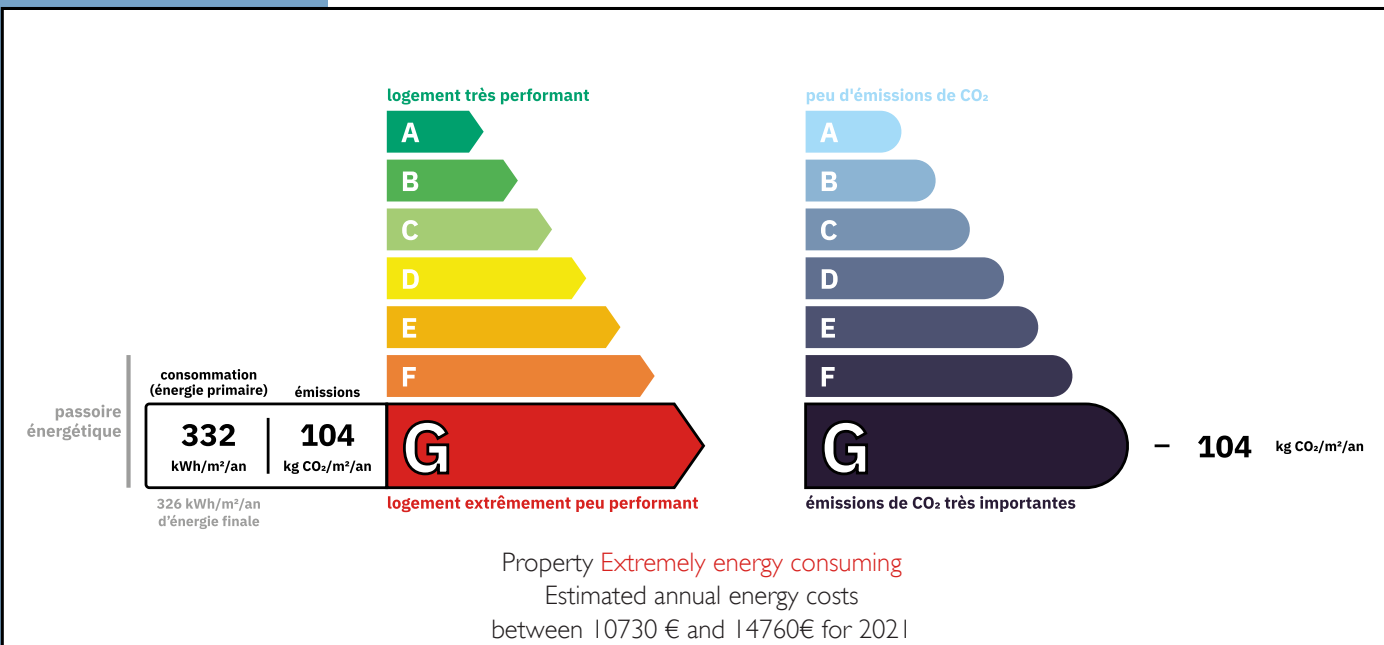
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## ENERGIE-DPE

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



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## CONTACT

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AND PHOTOS  
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