



ELEGANT 15TH/16TH CENTURY RENAISSANCE MANOR HOUSE IN THE HEART OF A CHARMING VILLAGE

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CENTURY RENAISSANCE
MANOR HOUSE IN THE
HEART OF A CHARMING
VILLAGE...



PROPERTY FACT FILE	
REFERENCE	A40287NOE61
PRICE	€ 549,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	2
ACCOMMODATION	240 m ²
LAND	18400 m ²
TOWN	Gouffern en Auge
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Country House, Equestrian
CONDITION	
FEATURES	Private parking, Barns - outbuildings, High speed internet
*Price based on current exchange rate which is subject to change	





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Nestled in a lovely, peaceful village, this exceptional property gracefully blends medieval authenticity with Renaissance elegance. A house of character with a noble past, the manor house has stood the test of time, retaining many of its original features - exposed stonework, period fireplaces, a remarkable stone staircase - while offering rare

DESCRIPTION

Upstairs, a carved stone staircase leads to two levels:

- The first features two spacious bedrooms;
- The second also offers two bedrooms and a bathroom, ideal for entertaining family and friends in a poetic setting.

Outside, the bucolic grounds include an orchard, meadows, paddocks and a riding arena (sand), ideal for horse lovers. Every space seems to have been designed to invite contemplation and serenity.

A rare property steeped in history, combining heritage and the art of living.

Ground Floor

Entrance 5m²

WC

Living room 25m² with open fireplace

Kitchen 23m²

Bedroom 27m²

Dressing room 6m²

Bathroom 4m²

1st Floor

Office/Bedroom 39m²

Bedroom 31m²

2nd Floor

Landing 6m²

Bedroom 14m²

with bathroom 2m²

Bedroom 11m²

Dressing room/Attic 3m²

Outbuildings

Cellar 36m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40287NOE61>

COMPLETE FILE AND PHOTO ON REQUEST



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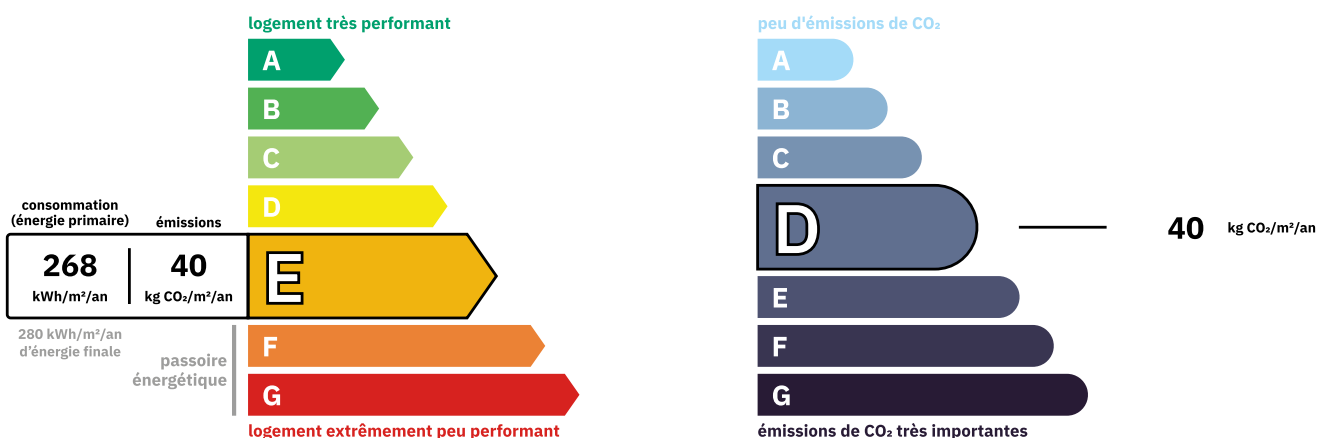
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Ref : A40287NOE6I

ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 6200 € and 8450€ for 2023

NOTICE

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

I: Quoted prices are subject to fluctuations in exchange rates. 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.

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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

Réf : A40287NOE6I
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AND PHOTOS
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