



A RARE OPPORTUNITY TO ACQUIRE A
NORMANDY CHÂTEAU ESTATE IN ONE OF
FRANCE'S MOST DESIRABLE COASTAL REGIONS.

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PROPERTY FACT FILE

REFERENCE	A43527WD50
PRICE	€ 1,500,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	5
ACCOMMODATION	413 m ²
LAND	80696 m ²
TOWN	La Hague
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, Bed and Breakfast, Equestrian
CONDITION	
FEATURES	Other Drainage, Private parking, Barns - outbuildings

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

- Normandy Château with private estate for sale
- 25km from Cherbourg and ferry port
- Potential luxury guest room income / wedding venue
- 8 hectares of wood, park land, pasture and river
- Sympathetically restored period property

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Hidden from view and approached by a long tree-lined drive, this magnificent 19th-century château is set within approximately 8 hectares (20 acres) of private parkland, woodland and meadows in the highly sought-after Cotentin Peninsula of Normandy. Offering complete privacy, substantial accommodation and remarkable

DESCRIPTION

The property offers up to eight bedrooms and five bathrooms, including a luxurious principal suite with dressing room and private shower room. Several guest suites benefit from modern en-suite facilities, while additional reception rooms, a study, games room, wine cellar and independent guest accommodation provide flexibility for multi-generational living, boutique hospitality or exclusive holiday rentals.

The grounds are a particular highlight. Sweeping lawns bordered by spectacular drifts of mature rhododendrons create an extraordinary landscape setting, complemented by mature specimen trees including Giant Sequoia, oak, beech, magnolia, cherry and walnut. Woodland walks lead to a river forming the northern boundary of the estate, where fishing for trout and eels is available. Historic features include ancient menhirs, a nineteenth-century Monet-style bridge, a traditional greenhouse, walled garden and fascinating Second World War heritage remains.

Further enhancing the estate's appeal are substantial outbuildings including a former carriage house with groom's accommodation offering approximately 115m² of potential conversion space, together with a gatehouse suitable for guest accommodation or gîte development, subject to the necessary permissions.

Château (413m²)

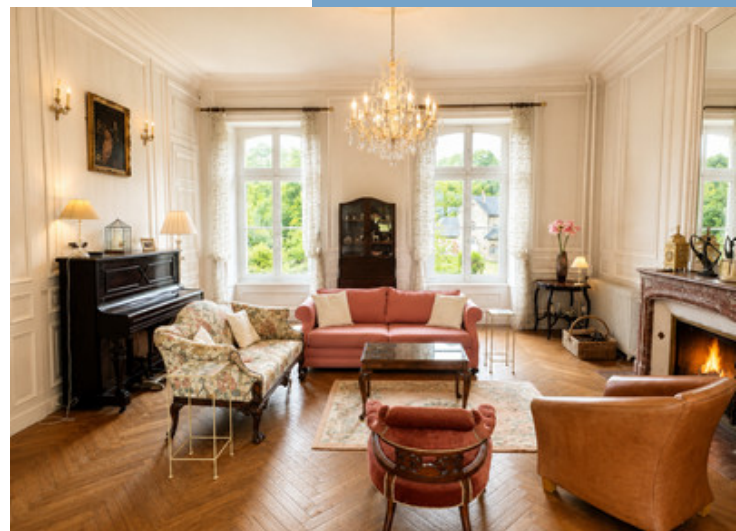
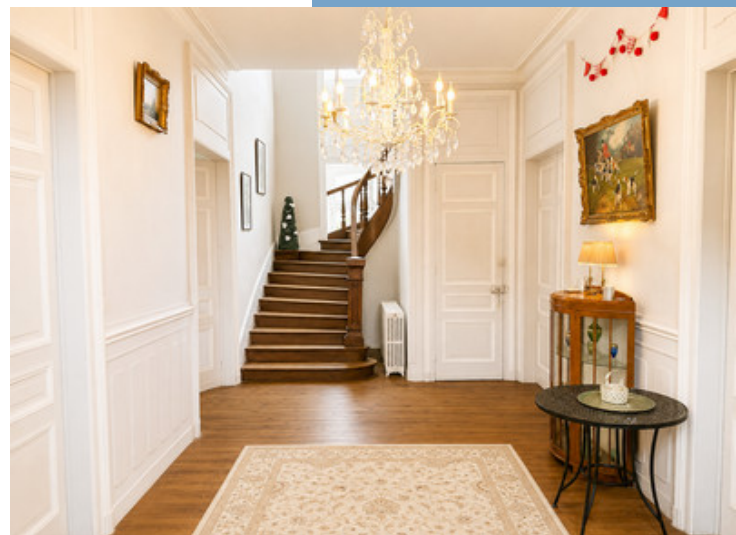
Ground Floor: Hallway (10m²) Kitchen (9m²) Bedroom 9 (12m²) Boiler room with Viessmann boiler, Games room (24m²), wine cellar, salon du jardin 22.6m Staircase leading to

First Floor: - Reception ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43527WD50>

COMPLETE FILE AND PHOTO ON REQUEST



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

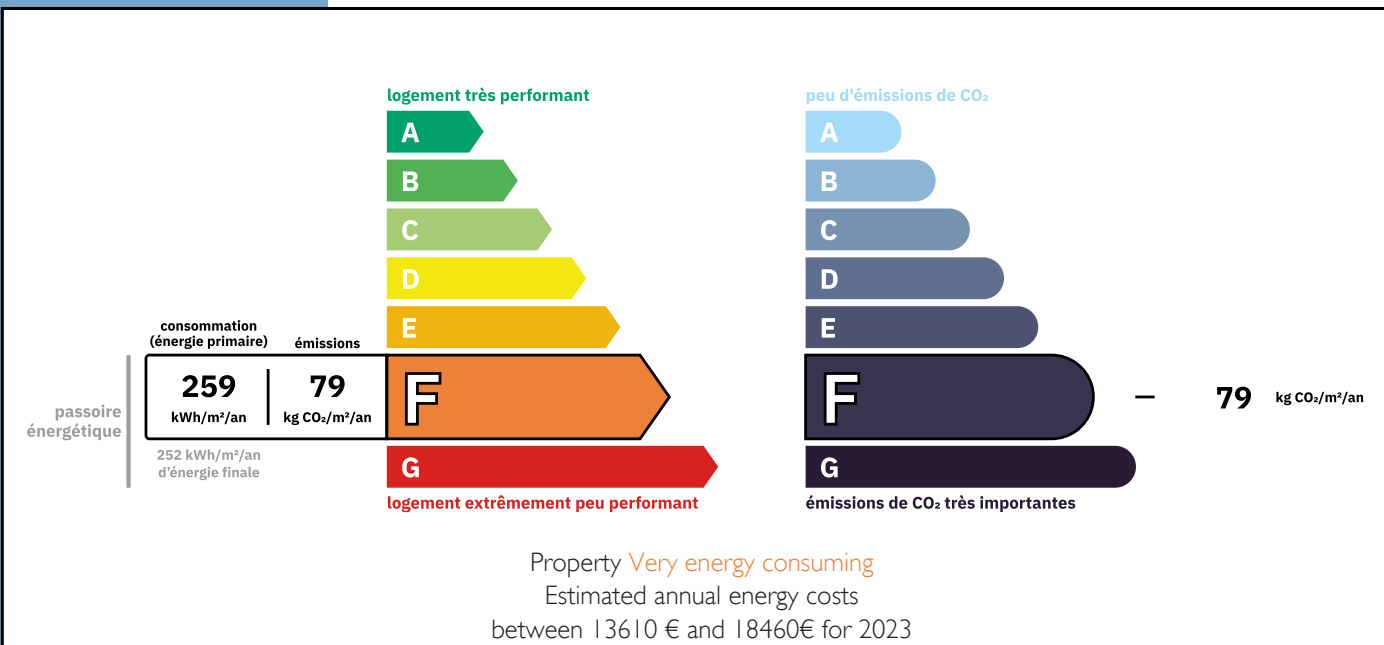
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ENERGIE-DPE

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



NOTICE

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

1: 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

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FILE COMPLETE
AND PHOTOS
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