



## HISTORIC NORMANDY FARM-MANOR WITH 263M<sup>2</sup> OF LIVING SPACE AND GENEROUS OUTBUILDINGS, COURTYARD AND GROUNDS

HISTORIC NORMANDY  
FARM-MANOR WITH  
263M<sup>2</sup> OF LIVING SPACE  
AND GENEROUS  
OUTBUILDINGS,  
COURTYARD AND GR...



| PROPERTY FACT FILE                                               |                                                            |
|------------------------------------------------------------------|------------------------------------------------------------|
| REFERENCE                                                        | A47535JTH50                                                |
| PRICE                                                            | € 877,659<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM                                                          | 0                                                          |
| BATHROOM                                                         | 0                                                          |
| ACCOMMODATION                                                    | 0 m <sup>2</sup>                                           |
| LAND                                                             | 0 m <sup>2</sup>                                           |
| TOWN                                                             | Audouville-la-Hubert                                       |
| DEPARTMENT                                                       |                                                            |
| LOCATION                                                         | Hamlet property                                            |
| TYPE                                                             | Maison de Vacances, House,<br>Country House                |
| CONDITION                                                        |                                                            |
| FEATURES                                                         | Private drainage, Private parking,<br>Barns - outbuildings |
| *Price based on current exchange rate which is subject to change |                                                            |



- Historic Manoir from the 16th and 17th century
- 263m<sup>2</sup> of comfortable living over 3 levels
- Large courtyard and outbuilding of over 200m<sup>2</sup>
- Walled garden with terraces and summer kitchen
- Additional development potential

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Leggett-Immo. Enter the property through iron gates the drive towards a private courtyard, passing beneath a stone archway adorned with heraldic relief. Beyond, a historic Normandy farm-manor awaits, its buildings dating from the 16th and 19th centuries. Double doors open into an impressive entrance hall, where polished stone stairs rise

## DESCRIPTION

Leggett-Immo presents, A remarkable Normandy residence with history, presence and possibility

There are properties that are simply houses, and then there are properties that make an impression before you have even reached the front door.

La Cour is very much in the latter category.

The approach begins at a set of imposing iron gates at the entrance to the driveway. Follow the drive towards the private courtyard and the character of the property gradually reveals itself, passing through a beautiful stone archway with heraldic relief before arriving in the heart of this remarkable historic ensemble.

The courtyard opens dramatically to reveal the spectacular residence and the huge outbuilding — an impressive ensemble whose history spans the 16th and 19th centuries.

It is a setting that immediately conveys the scale and importance of the property, while retaining the intimacy and charm of a traditional Normandy manoir.

A grand entrance

The main house is entered from the courtyard through substantial double doors, opening into a generous entrance hall.

The first impression is one of space, light and architecture. Dominating the hall is an impressive flight of polished stone stairs, leading gracefully towards the first floor and providing a magnificent centrepiece to the house.

From the entrance hall, the property begins to unfold naturally.

To one side lies the separate kitchen, featuring an impressive fireplace which provides an immediate reminder of the age and character of th...



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A47535JTH50>

COMPLETE FILE AND PHOTO ON REQUEST

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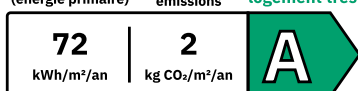
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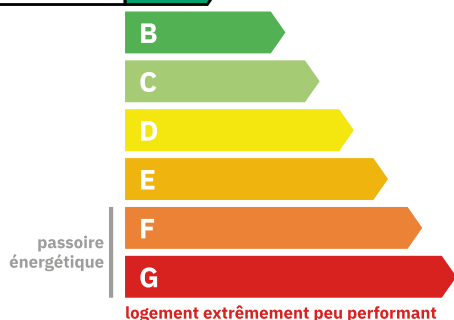
## ENERGIE-DPE

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

consommation (énergie primaire) émissions logement très performant



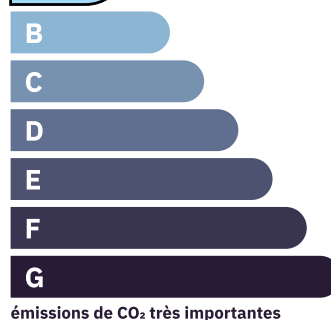
38 kWh/m<sup>2</sup>/an  
d'énergie finale



peu d'émissions de CO<sub>2</sub>



**2** kg CO<sub>2</sub>/m<sup>2</sup>/an



émissions de CO<sub>2</sub> très importantes

Property **Efficient**

Estimated annual energy costs  
between 1790 € and 2422€ 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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## CONTACT

Réf :A47535JTH50  
FILE COMPLETE  
AND PHOTOS  
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