



A STUNNING MANOIR BUILT DURING THE
15TH/16TH CENTURY. ENORMOUS UNTAPPED
POTENTIAL.

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PROPERTY FACT FILE	
REFERENCE	A16214
PRICE	€ 440,000 £ 365,631* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	210 m ²
LAND	11436 m ²
TOWN	Valdallière
DEPARTMENT	Calvados
LOCATION	Village property
TYPE	Manoir
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Historical significance
- Stunning panoramic views
- The pilgrims way in the foreground.
- Several grand fireplace of the epoch
- A large garden and lawns.

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Nestled on the side of a wooded valley over which it watches with stunning views of the route the Pilgrim's way. The fortified La Jouberie, is a rare survivor from medieval times reconstructed in 1609/1611 and has considerable architectural merit. The garden which surrounds the house is well designed and richly planted with perennials and grasses

DESCRIPTIF

A stone-built house with a slate roof comprising:- On the ground

floor: entrance - 5.103sqm.,

kitchen - 46.43sqm.

living room with fireplace - 34.65 sqm,

laundry room - 10.763sqm.

On the mezza floor:

WC and cupboard - 5.66 3sqm.

On the first floor:

two bedrooms with fireplaces - bedroom 1 - 29.333sqm, 32.413sqm.

dressing room -4.523sqm, bathroom 9.75,

WC.

Top floor room - 12.28 3sqm, bathroom - 2.41 and attic

room 1 - 20.643sqm., room 2- 21.603 sqm. Both convertible to

additional bedrooms.

Adjoining the house and to be restored:

two rooms :-

a basement - , a ground floor room and one room on the first floor.

Outside: a courtyard and driveway, a well and an agricultural building ripe for conversion to a gite on the land.

Near distances

Vire - 7.5kms - 6 minutes by car

Mont st Michel - 94kms - 1.25hours

Cherbourg - 126kms - 1.30hours

Domfront - 38kms - 38mins

Ouistreham - 78 kms - 1 hour.

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A16214>

COMPLETE FILE AND PHOTO ON REQUEST

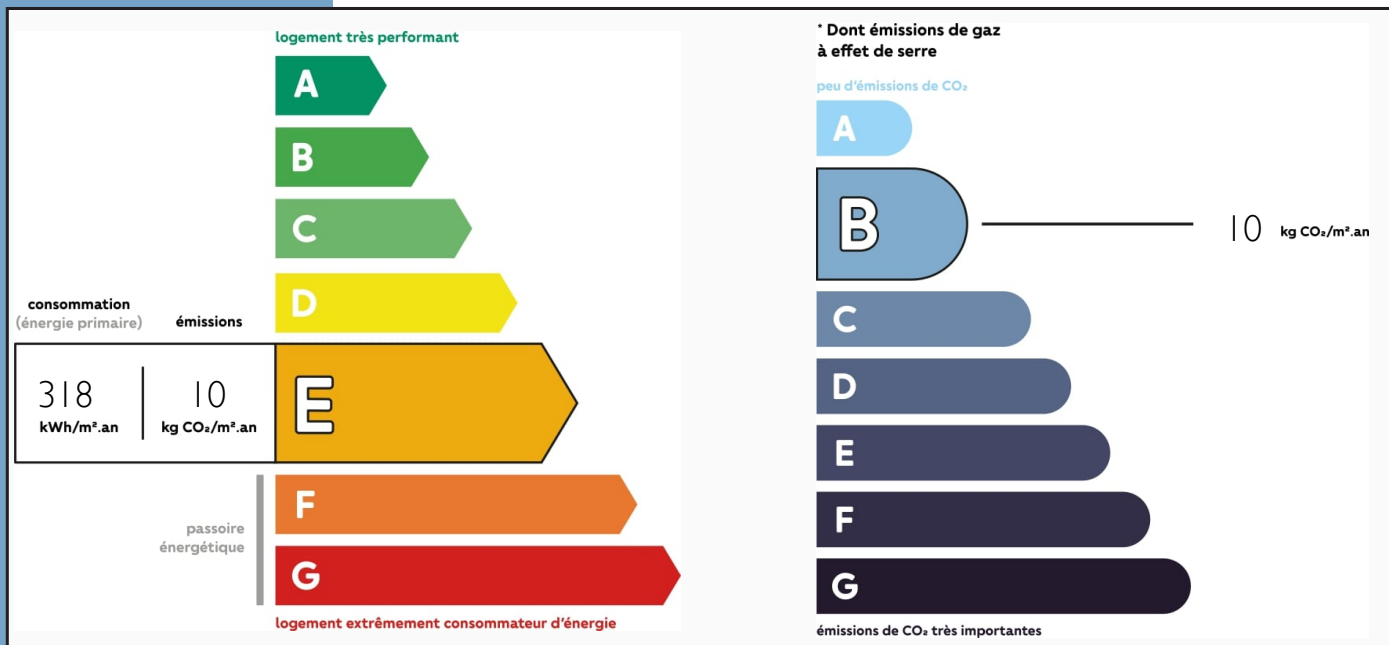


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ENERGIE-DPE



NOTICE

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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 :A16214
FILE COMPLETE
AND PHOTOS
ON REQUEST

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