



A BEAUTIFUL MANOIR DATING FROM THE
15TH/16TH CENTURY. EXCELLENT POTENTIAL.

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PROPERTY FACT FILE	
REFERENCE	A16214
PRICE	€ 440,000 £ 366,102* <small>*agency fees to be paid by the seller</small>
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
<small>*Price based on current exchange rate which is subject to change</small>	



- 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.

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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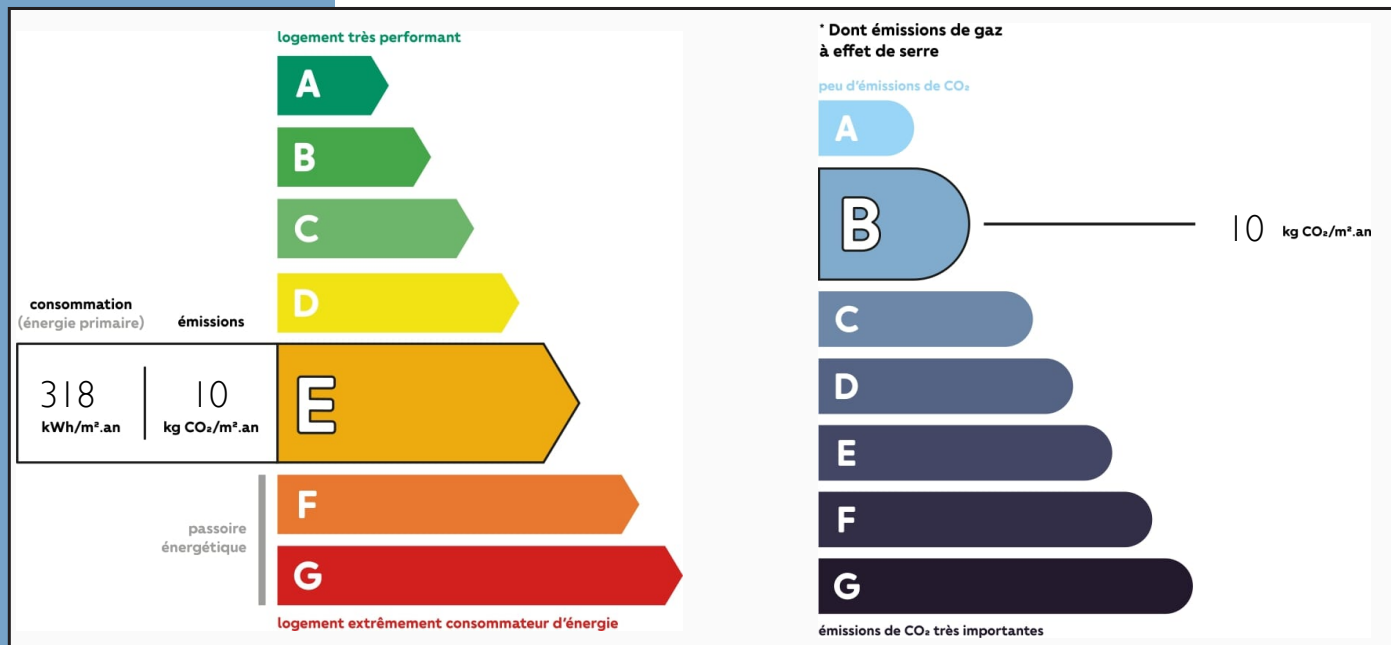
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ENERGIE-DPE



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CONTACT

Réf :A16214
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AND PHOTOS
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