



LARGE DETACHED MANOR HOUSE 320M<sup>2</sup>  
INCLUDING SELF-CONTAINED APARTMENT,  
EXCEPTIONAL VIEWS, 4400M<sup>2</sup> LAND.

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MANOR HOUSE 320M<sup>2</sup>  
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PROPERTY FACT FILE	
REFERENCE	A27421CAS27
PRICE	€ 639,000 £ 531,571* <small>*agency fees included: 6 % TTC to be paid by the buyer (602 831 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	3
ACCOMMODATION	317 m <sup>2</sup>
LAND	4800 m <sup>2</sup>
TOWN	Beaumont-le-Roger
DEPARTMENT	Eure
LOCATION	
TYPE	Maison de Campagne
CONDITION	
FEATURES	Garage, Private parking, High speed internet
<small>*Price based on current exchange rate which is subject to change</small>	



- Quiet setting with no visible neighbours
- Panoramic views across the valley
- Light and spacious living and outdoor areas
- Grandeur features; fire places, marble staircase
- Business opportunities; guest house, holiday lets

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Main reception - 22m<sup>2</sup>

Lounge - 40m<sup>2</sup>

Dining room - 32m<sup>2</sup>

Main Kitchen - 12m<sup>2</sup> with keeping room 16m<sup>2</sup>

Apartment (1 bedroom, lounge, bathroom) - around 50m<sup>2</sup>

## DESCRIPTIF

This impressive manor house with the 'wow factor' was built by the land owner who farmed the surrounding fields along with other generations of his family. It's clear to see why this particular spot was chosen as it has such amazing views across the valley. that can be admired for hours. It is surrounded by countryside yet only 20 minutes walk to local amenities; post office, grocery stores, florists, hair dressers, restaurants, building suppliers and a train station. Situated 1h45mins from Paris by train it is ideally situated for tourists and home-working alike.

The house, with its grand marble staircase and open lounge, living space could easily offer bed and breakfast or be a fantastic space for hosting guests. The terrace overlooking the meadows is perfect for barbeques in the summer but also offers the same peaceful setting from behind the floor to ceiling windows for the winter, with open fires and the entertaining space inside.

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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/A27421CAS27>

COMPLETE FILE AND PHOTO ON REQUEST

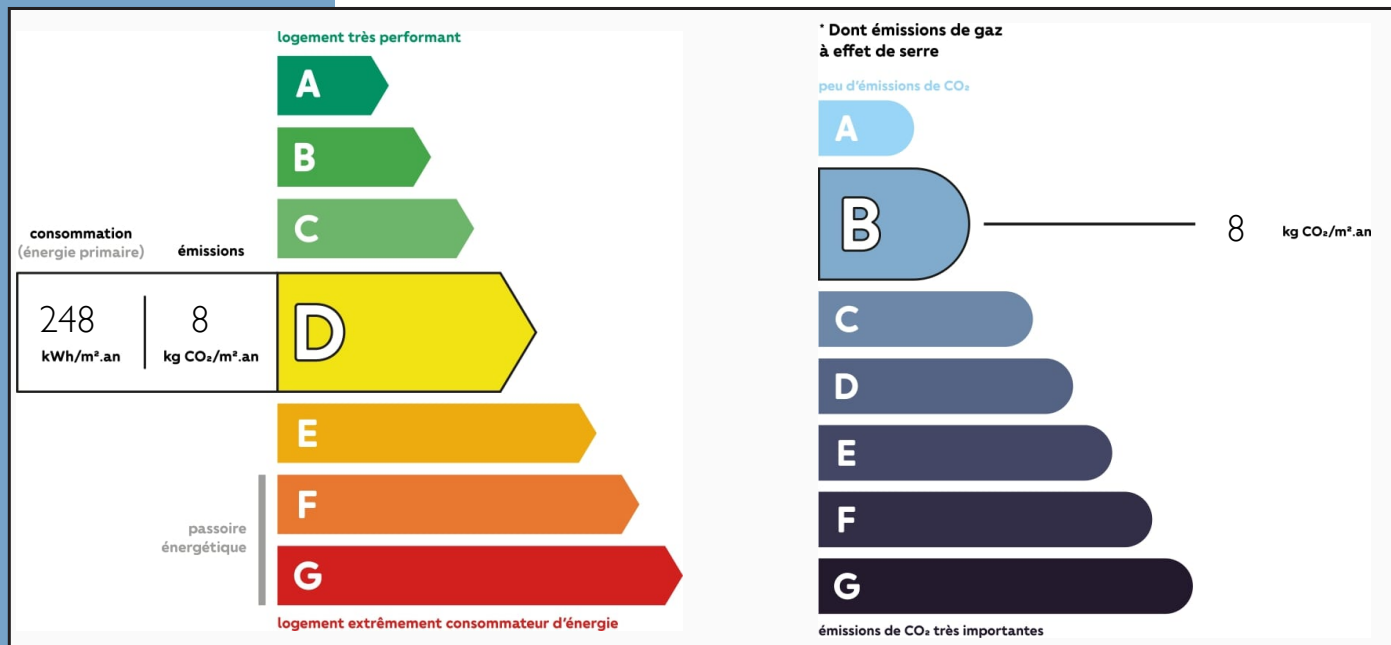


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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A27421CAS27  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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