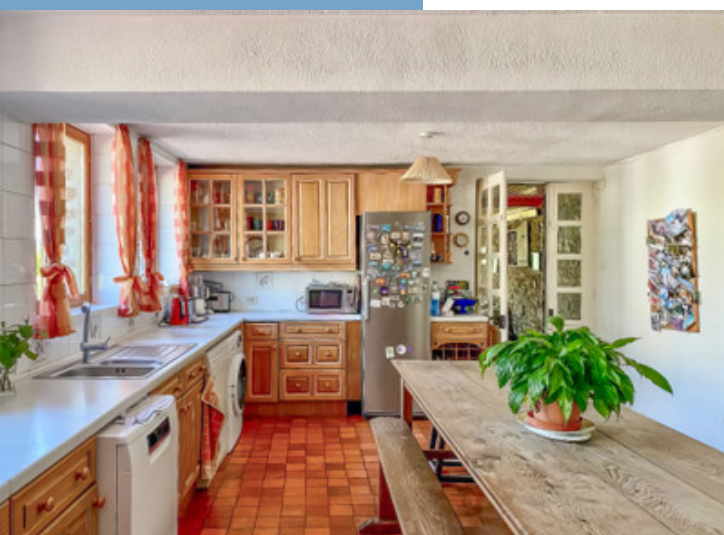




STUNNING MANSION OF 365SQM, 6 BEDROOMS,  
5 OUTBUILDINGS ON 22 ACRES OF LAND. HIGH  
COMMERCIAL POTENTIAL.

STUNNING MANSION OF  
365SQM, 6 BEDROOMS, 5  
OUTBUILDINGS ON 22  
ACRES OF LAND. HIGH  
COMMERCIAL POTENTIAL...



PROPERTY FACT FILE	
REFERENCE	A29269CO50
PRICE	€ 649,900 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (620 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	2
ACCOMMODATION	365 m <sup>2</sup>
LAND	91000 m <sup>2</sup>
TOWN	Roncey
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Maître
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- 1 km from the village & shops
- 23kms away from Hauteville and Agon beaches
- Ideal location for gites or weddings
- Swimming pool and well
- Ideal for horses

STUNNING MANSION OF  
3655QM, 6 BEDROOMS, 5  
OUTBUILDINGS ON 22  
ACRES OF LAND. HIGH  
COMMERCIAL  
POTENTIAL...

Ref : A29269CO50

23kms from the sea, this is a magnificent estate in the pure norman tradition. House and land in excellent condition.  
High business potential (gites, weddings) thanks to the outside buildings, the stables and the swimming pool.  
Suitable for horses.

## DESCRIPTIF

Pass through the charming wrought iron gates, drive along the avenue lined with 30-year-old oak trees to discover this magnificent domain of 365m2 (dimensions on request).

The ground floor has an entrance hall, a lounge with wood-burning stove, a dining room with wood-burning stove, a fitted kitchen, a shower room, a toilet, a game room and a cinema room with surround sound system and HD projector.

Upstairs, 6 bedrooms ranging from 31 to 13m2, a bathroom with shower and wc.

An 8 x 5 swimming pool, a well, a lovely pond and a horse riding arena of 60 x 30 meters are also part of this property.

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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/A29269CO50>

COMPLETE FILE AND PHOTO ON REQUEST

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

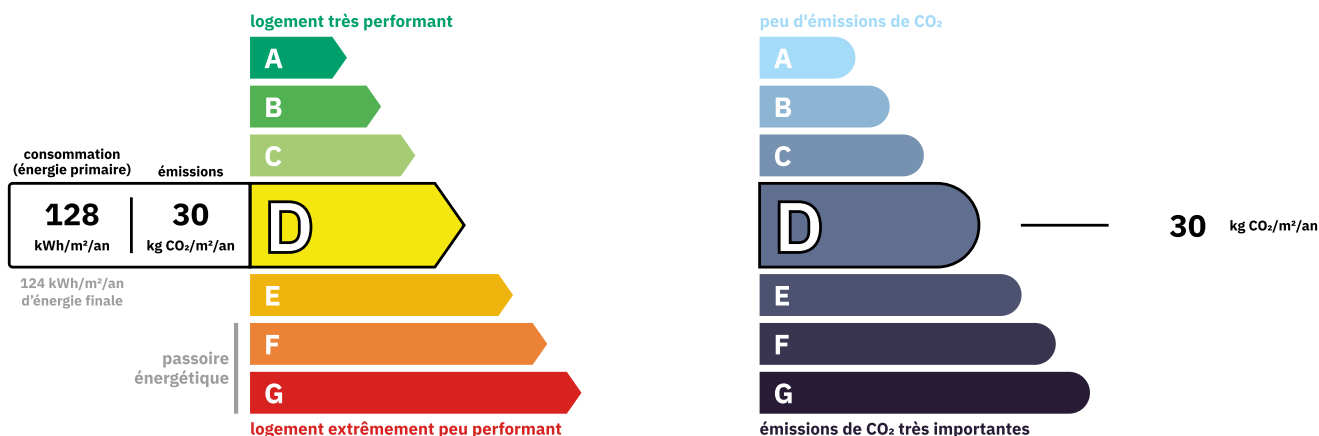
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

STUNNING MANSION OF  
3655QM, 6 BEDROOMS, 5  
OUTBUILDINGS ON 22 ACRES  
OF LAND. HIGH COMMERCIAL  
POTENTIAL...

Ref : A29269CO50

## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 2990 € and 4080€ for 2021

## 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A29269CO50  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)