

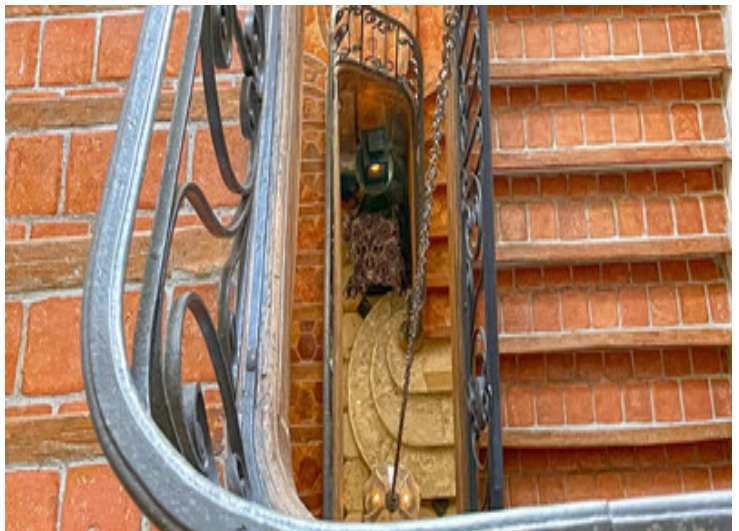


MAGNIFICENT C18TH RESTORED HISTORIC
CHÂTEAU, 2 HOURS PARIS, 15 MINS THE COAST,
35 MINS LE HAVRE. 11 HA PARK.

MAGNIFICENT 18TH
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PROPERTY FACT FILE	
REFERENCE	A21409MRO76
PRICE	€ 5,157,893 £ 0* *agency fees to be paid by the seller
BEDROOM	13
BATHROOM	7
ACCOMMODATION	1200 m ²
LAND	110000 m ²
TOWN	Étretat
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Gite Complex
CONDITION	Good condition
FEATURES	Private parking, Barns - outbuildings, Water on site
*Price based on current exchange rate which is subject to change	



- A MAGNIFICENT, COMPLIANT RESTORATION
- A PROTECTED AND CONFIDENTIAL EMBLEMATIC PLACE
- 11 HECTARES OF PARKLAND
- BUILDING LISTED AS AN HISTORICAL MONUMENT
- CALM RURAL ENVIRONMENT

Rare opportunity to acquire an exceptional Normandy Chateau
Restored 18th century chateau 1200m².

11 hectares of parkland

1/2 hectare enclosed garden

+ 3 houses/gîtes in the grounds

DESRIPTIF

Lobby : 25.3m²

Salle 107 : 51.10 m²

Salon 106 : 34.6 m²

Cuisine 105 : 21m²

Diner 104 : 28.8m²

Salon 108 : 37 m²

Bibliothèque 110 : 35.5m²

WC 111 : 19m²

Escalier 102 : 17.4m²

1st floor :

Room 1 -203 : 31.2 m²

Room 2 -205 : 26.8 m²

Room 3 -207 : 31.3 m²

Room 4 -209 : 27 m²

Room 6 -215 : 28 m²

2nd floor :

Room 8 -303 : 12.6 m²

Room 10 -305 : 9.6 m²

Room 12 -310 : 14.2 m²

Room 13 -311 : 14.6 m²

CONSTRUCTION: Built between 1762 and 1767, this magnificent chateau was designed by Joseph Abel COUTURE, architect to King Louis XVI, as a country residence for a count. At the time, it was built entirely in limestone to a single design, with identical north and south elevations.

RESTORATION: in recent years, the chateau has undergone a complete restoration to the exacting standards required of French historic monuments; the structure and fabric of the chateau are in excellent condition with no expense spared in the quality of the materials used, the craftsmanship employed and the attention to detail.

FUTURE POTENTIAL: The new owners will certainly have their own vision and aspirations for the chateau. The property has so much potential to explore in staff accommodation, multiple outbuildings, and extensive grounds. Under the chateau, there are also 300 m² of vaulted limestone cellars with original fireplaces and atmospheric masses.

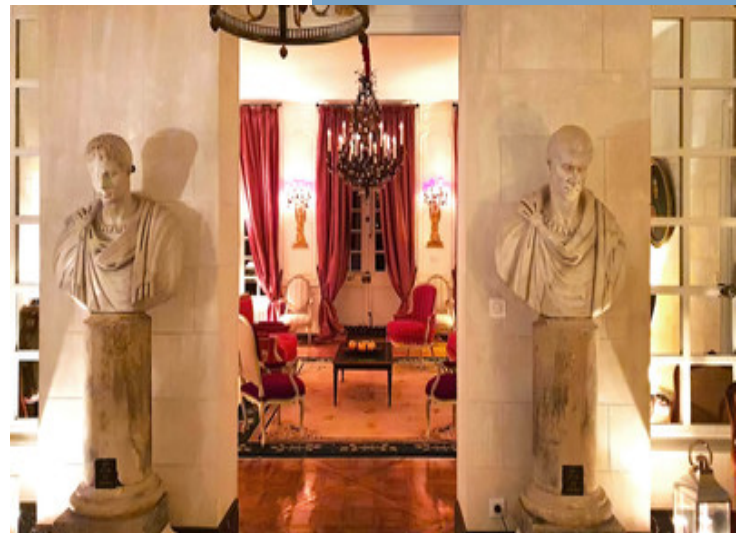
More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A21409MRO76>

[COMPLETE FILE AND PHOTO ON REQUEST](#)

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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/>

DPE not required.

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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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