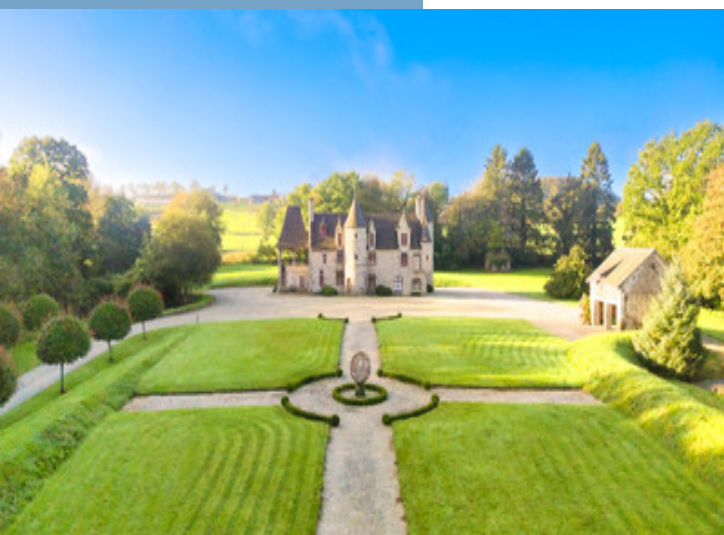




THIS STUNNING HOME IS SIMPLY UNIQUE. THE
PROPERTY AND GROUNDS ARE IMPECCABLE.

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PROPERTY FACT FILE

REFERENCE	A25174RBR50
PRICE	€ 825,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	252 m ²
LAND	36610 m ²
TOWN	Chaulieu
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Campagne, Manoir
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- An idyllic verdant setting
- Immaculate property condition
- State of the art fittings and fixtures
- Quintessential Normandy
- Wooded land adjoining

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Ref : A25174RBR50

An Enchanting and attractive grand Manoir. Quintessentially Normandy. Romanticism encapsulated. Stone and oak vernacular architecture and artwork combine with luxurious modernity. The simple and impeccable grounds enjoy a private insular setting cocooned by lawns and trees. This is NOT a

DESCRIPTIF

A property comprising :-

Ground floor: entrance via the tower, washroom to the right with WC. Dining room with grand fireplace to the left as you enter from the front tower, leading to a woodshed/boot room, and to the right to a modern kitchen and rear kitchen, leading on to the Lounge.

First floor: mezzanine-library/bedroom leading to a dressing room, bespoke bathroom with WC, bath, hand basin and shower and bedroom with fireplace.

On the 2nd floor: accessed by a rear tower with spiral staircase or a secret staircase, leading to two bedrooms, a third bedroom/ antechamber, a shower room with WC, a bathroom with WC.

Three outbuildings including a garage.

A well and a pond in the large grounds.

Habitable Space of all rooms:

Ground Floor:

Entrance porch in tower 2.95 m²

WC 2.69 m²

Dining room 39.55 m²

Wood store 9.00 m²

Kitchen 15.02 m²

Rear kitchen 5.13 m²

Lounge 36.18 m²

Tower stairs landing 1.90 m²

1st Floor:

Lounge TV room 23.49 m²

SDB 13.78 m²

Dressing 7.99 m²

Bedroom 1 31.62 m²

Tower stairs landing 1.50 m²

2nd Floor :

Tower stair well 4.50 m²

Hallway 1.87 m²

Bedroom 2 28.36 m²

Bedroom 3 19.41 m²

En-suite bathroom 2.21 m²

Tower stairs landing 1.50 m²

Bedroom 4 6.30 m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25174RBR50>

COMPLETE FILE AND PHOTO ON REQUEST

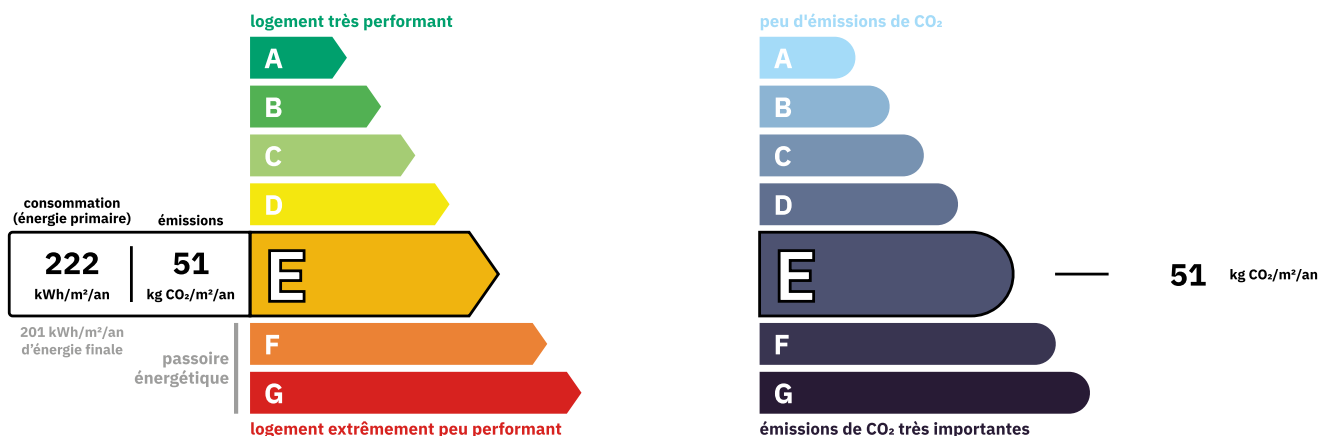


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A25174RBR50

ENERGIE-DPE



Property **Energy consuming**
Estimated annual energy costs
between 6290 € and 8560€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: 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 :A25174RBR50
FILE COMPLETE
AND PHOTOS
ON REQUEST

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