



PERCHE NATIONAL PARK, NOGENT LE ROTROU.  
15TH CENTURY MANORIAL ESTATE AND ITS  
OUTBUILDINGS IN 3 HECTARES ....



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MANORIAL ESTATE AND  
ITS OUTBUILDINGS IN 3  
HECTA...



## PROPERTY FACT FILE

REFERENCE	A30275EI61
PRICE	POA  *agency fees included: 4 % TTC to be paid by the buyer (2 300 000 EUR hors honoraires)
BEDROOM	22
BATHROOM	15
ACCOMMODATION	1000 m <sup>2</sup>
LAND	31600 m <sup>2</sup>
TOWN	Ceton
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Maître
CONDITION	Good condition
FEATURES	Private parking, Barns - outbuildings, Detached

\*Price based on current exchange rate which is subject to change



- Less than 2 hours from Paris
- Manor house C15th of 280m<sup>2</sup>
- Anglo norman property of 450m<sup>2</sup>
- Business opportunity
- Various outbuildings

PERCHE NATIONAL PARK,  
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Ref : A30275E161

1 hour 50 minutes from Paris, 20 minutes from an exit on the A11 motorway and 15 minutes from Nogent le Rotrou SNCF train station, in a dominant position, exceptional property comprising a 15th century manor house, partially listed ISMH, a vast Anglo-Norman house, converted former stables and various outbuildings set in 3

## DESCRIPTIF

A rare manor house that has preserved most of its old farm buildings, the octagonal tower is topped with a lookout turret (360° view over the countryside) containing a small upper bedroom with fireplace, a corbelled turret, windows with stone lattices on the facade, finely sculpted figures, dovecote....

The 15th-century manor house

Built over vaulted cellars, the manor house offers 280 m<sup>2</sup> of living space over 3 stories: entrance via the octagonal tower with a stone spiral staircase, lounge, kitchen with fireplace, 4 bedrooms, bathroom, toilet and a former chapel that has been desecrated.

First floor: vast sitting room with monumental fireplace and beautiful beams, kitchen, two bedrooms, bathroom, wc.

Large convertible attic and vaulted cellars.

At right angles, a barn with a floor surface area of 120 m<sup>2</sup> (1,292 sq ft) used as reception rooms, adjoining various volumes of approx. 200 m (2,153 sq ft) to be converted.

A further outbuilding with cathedral ceiling spans 180 m<sup>2</sup> and a 200 m<sup>2</sup> barn:

The 19th century Anglo-Norman house:

With 450 m<sup>2</sup> of living space, the house comprises, on the ground floor, a large entrance hall with a stairway, a succession of 3 reception rooms (one with a rotunda and access to the garden) with fireplaces and wood panelling, a fitted and equipped kitchen, a linen room, a laundry room and a toilet.

The first floor comprises a corridor leading to five bedrooms, 4 bathrooms and wc.

Second floor: 6 bedrooms and four bathrooms.

Cellar and boiler room

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30275E161>

COMPLETE FILE AND PHOTO ON REQUEST





PERCHE NATIONAL PARK,  
NOGENT LE ROTROU, 15TH  
CENTURY MANORIAL ESTATE  
AND ITS OUTBUILDINGS IN 3  
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Ref : A30275EI6I

ENERGIE-DPE

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

DPE in progress.

## 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.

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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 : A30275EI6I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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