LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



# UNIQUE 18TH-CENTURY CONVENT PROPERTY WITH CHAPEL, B&B AND GARDEN – SAINT-PIERRE-EN-AUGE (CALVADOS)

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## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A33481YAL14 |
| PRICE | € 595,000<br>£ 0*<br>*agency fees included: 6 % TTC to be paid by the buyer (562 000 EUR hors honoraires) |
| BEDROOM | 8 |
| BATHROOM | 5 |
| ACCOMMODATION | 450 m² |
| LAND | 2317 m² |
| TOWN | Saint-Pierre-en-Auge |
| DEPARTMENT | |
| LOCATION | Town property |
| TYPE | Maison de Vacances, Bed and Breakfast, House |
| CONDITION | Good condition |
| FEATURES | Mains Drains, Private parking, Barns - outbuildings |

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



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- rare opportunity, Normandy
- old convent
- B&B & garden
- saint Pierre en, Auge city center
- Wellness area: gym, sauna, spa, terrace

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For sale in Saint-Pierre-en-Auge (Calvados), stunning 18th-century former convent with chapel, now a charming B&B. 400 m² across 3 floors with a 2,300 m² enclosed garden. Main house includes private quarters, 4 en-suite guest rooms, breakfast room in the chapel, leisure area, and convertible attic. Outbuilding features gym, spa, sauna,



# DESCRIPTION

FOR SALE, Rare opportunity

Unique 18th-century Convent Property with Chapel, B&B and Garden – Saint-Pierre-en-Auge (Calvados)

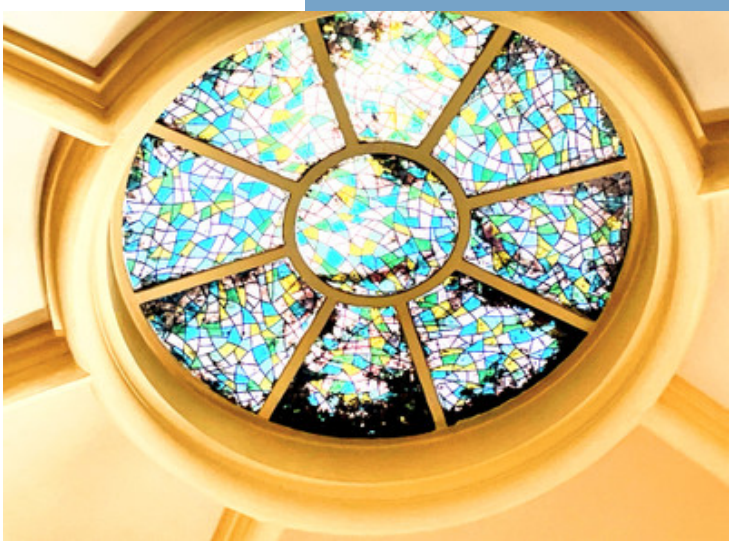
Located in the heart of the picturesque Pays d'Auge, this remarkable former convent from 1750, once home to the Sisters of Providence of Lisieux, offers a rare blend of history, character, and tranquility.

- Living area: approx. 400 m² over 3 floors
- Enclosed garden: 2,300 m² with mature trees and lush vegetation
- Main residence + converted outbuilding
- Period chapel with stained-glass windows and bell tower



Main house includes:
Ground floor (private owner's space): entrance, living room with fireplace, kitchen, dining area, 2 offices, 4 bedrooms, bathroom, WC
First floor: 4 en-suite guest rooms, chapel (used as guest lounge and breakfast room), second kitchen, utility/laundry room
Second floor: large games room/library/billiards space, plus 70 m² still available for conversion (ideal for guest accommodation)

Outbuilding features:
Wellness area: gym, sauna, spa, terrace
Office and 2 additional rooms that can be turned into a self-contained gîte
Covered outdoor area with barbecue, facing the garden



Highlights:
Strong potential and existing success as a Bed & Breakfast
Central location: shops, schools, local events nearby
Rare architectural charm: stone and brickwork, stained-glass windows, peaceful retreat in total privacy

Others:
- Gas heating
- Double glazing (except one)
- Fiber: installation to be completed

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A33481YAL14

COMPLETE FILE AND PHOTO ON REQUEST

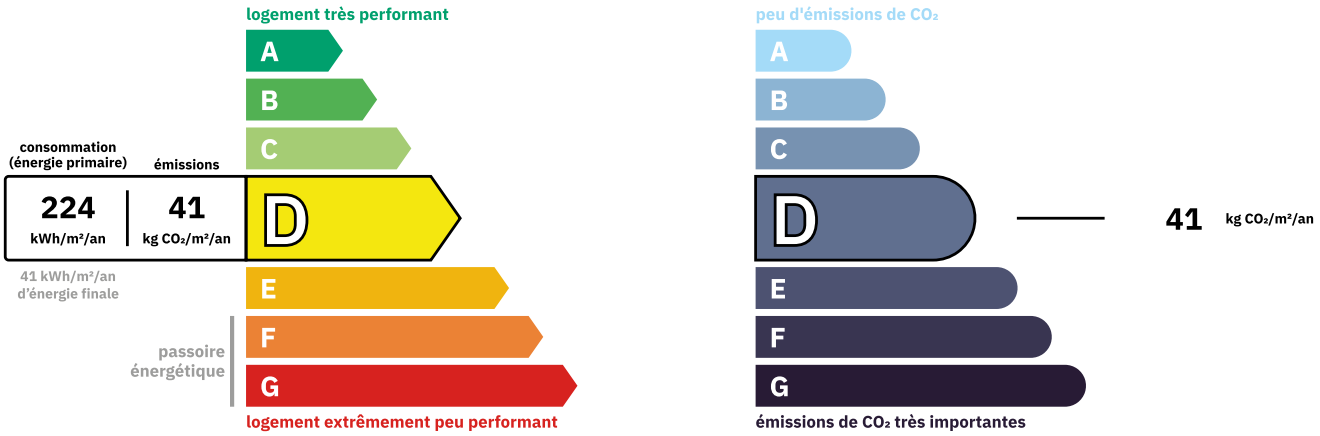
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Poorly efficient
Estimated annual energy costs
between 5560 € and 7570€ for 2021

# NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A33481YAL14
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