BEAUTIFULLY PRESENTED ESTATE WITH TIMBER FRAMED HOUSE, POOL AND VIEWS OVER 7 HECTARES OF LAND WITH A POND

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PROPERTY FACT FILE

REFERENCE	A35480NSD14
PRICE	€ 1,470,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	3
ACCOMMODATION	370.94 m²
LAND	74393 m²
TOWN	Pont-l'Évêque
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Other Drainage, Lake, River Frontage

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

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- Stunning countryside views
- Suitable for horses (6 ha of fenced pasture)
- Character house with modern amenities
- Large open-plan living
- Heated indoor swimming pool

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Discover this stunning Norman-style estate for sale, set on over 17 acres of land ideal for horse breeding or rural living.

The house includes a 105 m² living and dining area with a large stone fireplace and exposed beams, complemented by an open-plan kitchen.

DESCRIPTION

Beyond an elegant stone entrance and wrought-iron gates, a long tree-lined driveway leads you to a beautiful half-timbered house, built in 2005 in the authentic Norman architectural style. With a tile-patterned facade and stone base, the home offers over 370 m² of living space, high-end finishes, and panoramic countryside views.

Ground Floor
- Welcoming entrance hall (9.5 m²) and corridor
- Large bedroom (25.4 m²) with direct access to the south-west facing terrace
- Modern shower room and separate WC
- Spacious open-plan kitchen (32.8 m²) with central island, bar, induction hob, extractor hood, oven, and double sinks
- Expansive living and dining room (105 m²) with double exposure and a monumental stone fireplace
- Home office and cloakroom area
- All rooms open to a travertine terrace with sun exposure throughout the day
- Stone flooring with geothermal underfloor heating, double-glazed windows, and electric roller shutters

First Floor
- Large mezzanine landing (31.7 m²)
- Six bedrooms (from 11.3 m² to 28.6 m²), including two with private balconies
- One bathroom (10 m²), a shower room (4 m²), and two separate WCs
- All bedrooms feature reversible air conditioning

Basement & Pool Area
- Technical rooms: boiler room with geothermal heat pump, hot water tank, water softener, and central vacuum system
- Separate shower room with WC
- Heated indoor swimming pool (10.5 m x 4 m) with sliding doors, travertine flooring, and direct garden access
- Double garage with au...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A35480NSD14

COMPLETE FILE AND PHOTO ON REQUEST

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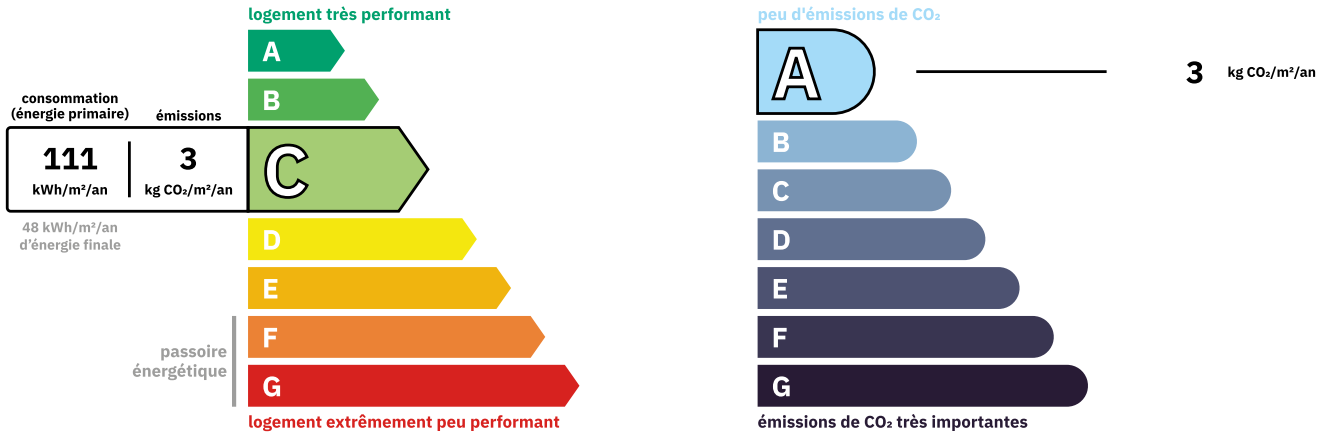
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3180 € and 4350€ 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 :A35480NSD14

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