



## PRESTIGIOUS NORMAN ESTATE IN THE THE PAYS D'AUGE, 16HA WITH GUESTHOUSE, CIDER PRODUCTION, AND PANORAMICS VIEWS



PRESTIGIOUS NORMAN  
ESTATE IN THE THE PAYS  
D'AUGE, 16HA WITH  
GUESTHOUSE, CIDER  
PRODUCTION, AND  
PANORA...



PROPERTY FACT FILE	
REFERENCE	A35806YAL14
PRICE	€ 1,999,054 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 885 900 EUR hors honoraires)
BEDROOM	8
BATHROOM	7
ACCOMMODATION	350 m²
LAND	156000 m²
TOWN	Lessard-et-le-Chêne
DEPARTMENT	
LOCATION	Isolated
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	



- cider property and guesthouse
- pays d'auge, Normandie
- panoramics views
- prestigious et traditionnal property
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For sale: prestigious Norman estate in the heart of the Pays d'Auge, just 45 km from Caen. Spanning more than 16 hectares, this exceptional property features a 250 m<sup>2</sup> farmhouse and a beautifully restored 315 m<sup>2</sup> timber-framed annex. The main house offers spacious living areas, exposed beams, fireplaces, and a terrace

## DESCRIPTION

FOR SALE – Prestigious Norman estate in the heart of the Pays d'Auge

Located 45 km from Caen, this exceptional property spans more than 24 hectares, offering an idyllic setting with orchards, woods, and meadows. Comprising a magnificent farmhouse and a perfectly restored timber-framed annex, this estate combines charm, comfort, and investment potential.

Main house (250 m<sup>2</sup>) – Character and authenticity

Ground floor:

- Open wooden kitchen (17.5 m<sup>2</sup>) leading to a dining room (16 m<sup>2</sup>) with a fireplace and terracotta floors
- Living room and small dining room (23 m<sup>2</sup>) with exposed beams, an old fireplace, and access to a terrace with a pond
- Oak staircase
- Office/entrance (32 m<sup>2</sup>)
- Bathroom with toilet (11 m<sup>2</sup>)
- Visitor entrance under renovation (26 m<sup>2</sup>), concrete floor, installed bay window (+ technical room and laundry)

First floor:

- Small living room with insert fireplace (19 m<sup>2</sup>)
- Spacious landing (27 m<sup>2</sup>)
- Two bedrooms with balcony and access to the tower (parquet flooring, fireplace) of 19.5 m<sup>2</sup> and 16.5 m<sup>2</sup>
- Shower room with toilet (10 m<sup>2</sup>)
- Two additional bedrooms with carpet and exposed beams (12 m<sup>2</sup> and 14.5 m<sup>2</sup>)
- Bathroom with shower, hammam, whirlpool bath, carpet, plus toilet (3 m<sup>2</sup>)
- Access to the attic via a monumental ladder, including an office, lounge, and bathroom

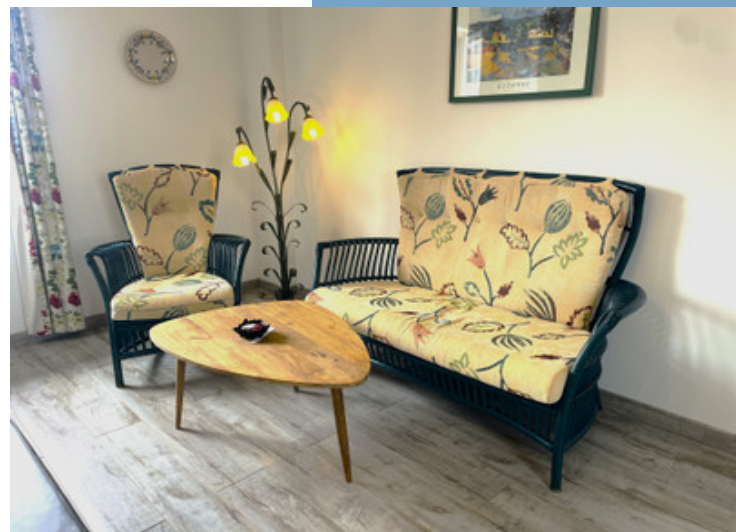
Annex – Characterful guesthouse (315 m<sup>2</sup>) with surveillance system

Ground floor:

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35806YAL14>

COMPLETE FILE AND PHOTO ON REQUEST



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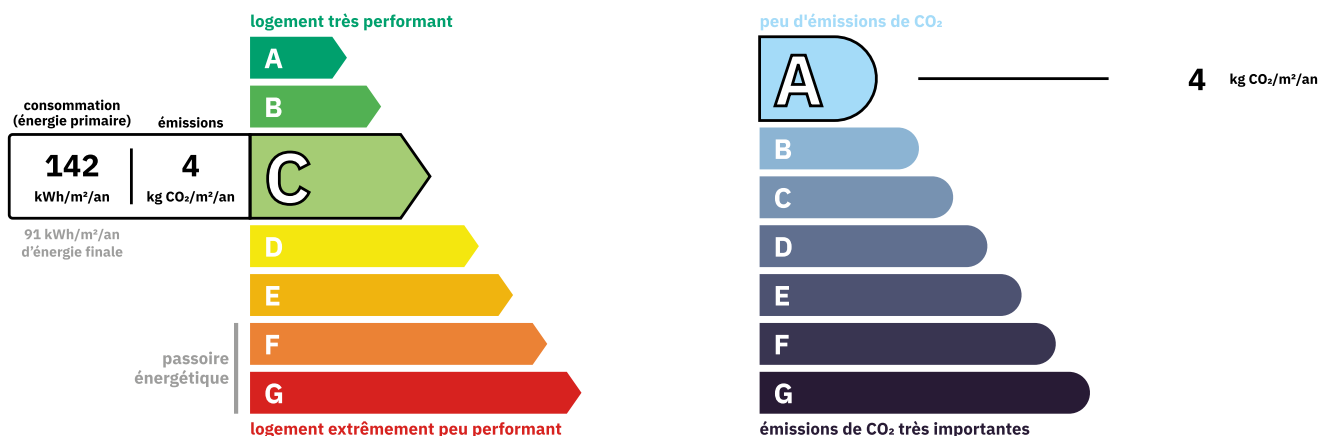


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## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between 1590 € and 2200€ for 2021

## 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

Réf : A35806YALI4  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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