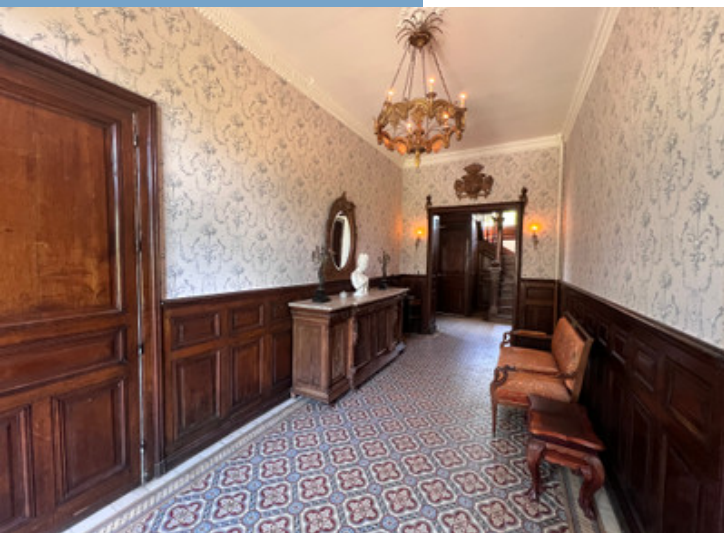




CHÂTEAU WITH GÎTE, OUTBUILDINGS, LAND & WOODS NEAR SOURDEVAL – A UNIQUE OPPORTUNITY!

CHÂTEAU WITH GÎTE,
OUTBUILDINGS, LAND &
WOODS NEAR
SOURDEVAL – A UNIQUE
OPPORTUNITY! ...



PROPERTY FACT FILE	
REFERENCE	A37401VIC50
PRICE	€ 895,700 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	6
ACCOMMODATION	400 m ²
LAND	110000 m ²
TOWN	Beauficel
DEPARTMENT	
LOCATION	
TYPE	Gîtes, Country House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Independent gîte
- Woodland
- Outbuildings
- Countryside views
-

CHÂTEAU WITH GÎTE,
OUTBUILDINGS, LAND &
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Ref : A37401VIC50

Set at the end of a private driveway, this charming small château enjoys an elevated position with lovely views over the surrounding countryside. Nestled in a particularly pretty and peaceful setting, the property includes various outbuildings and sits on a generous plot, the majority of which is established woodland—ideal for nature lovers.

DESCRIPTIF

The main entrance to the château features a grand and impressive hallway, leading into a comfortable sitting room with a traditional fireplace and a wood-burning stove. There is also a second sitting room, or "pièce de vie," offering additional space for relaxation. Off the grand hallway, you will also find the kitchen, and a WC.

The wide, original oak staircase is a striking feature, leading you up to the first floor where two large, elegant bedrooms await. An adjoining dressing room adds to the functionality and charm of this level, and the tastefully decorated bathroom completes the space.

The staircase continues to the second floor, where a similar layout is found, with two more spacious bedrooms and another well-appointed bathroom. This level mirrors the elegance and functionality of the floors below, offering additional living space that maintains the château's harmonious design.

The west wing of the château, adjoining the kitchen, features another entrance hallway that leads into a sitting room with a charming fireplace. Also on this level is a utility room and a downstairs loo for added convenience. This wing can be accessed directly through the château kitchen or can be closed off for more privacy. Stairs lead up to the first floor, where there are three well-sized bedrooms, each with its own en suite bathroom. The second floor offers three smaller rooms under the eaves, ideal for storage or other uses, along with an additional bathroom.

The property has r

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37401VIC50>

COMPLETE FILE AND PHOTO ON REQUEST



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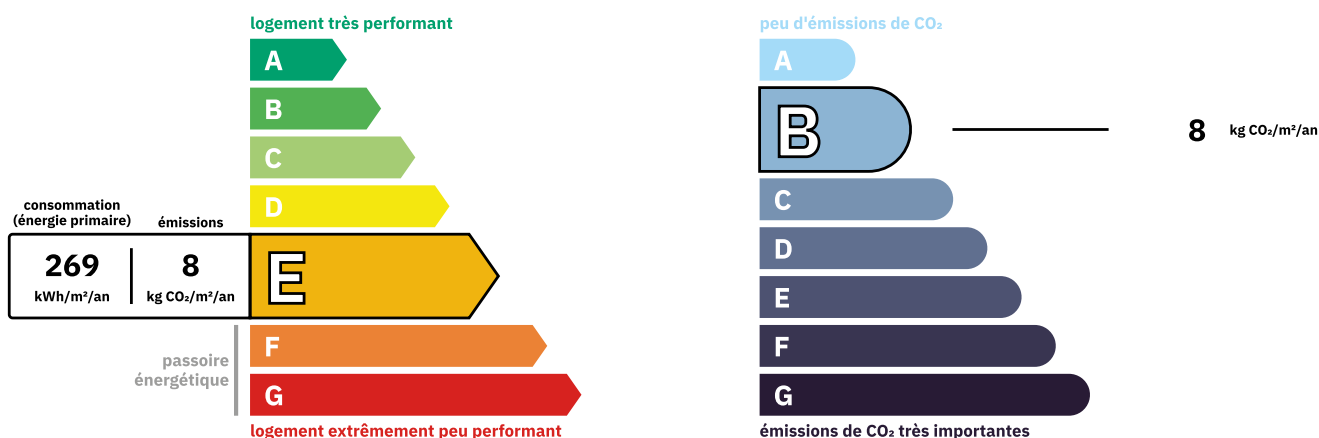
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A37401VIC50

ENERGIE-DPE



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

NOTICE

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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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CONTACT

Réf : A37401VIC50
FILE COMPLETE
AND PHOTOS
ON REQUEST

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