



HISTORIC NORMANDY ESTATE ON 25 ACRES
WITH 1742 CHÂTEAU, GUESTHOUSE,
OUTBUILDINGS & LISTED HERITAGE PARK

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HERITAGE ...



PROPERTY FACT FILE

REFERENCE	A37953NSD14
PRICE	€ 1,400,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	225 m ²
LAND	103498 m ²
TOWN	Lisieux
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	To be renovated, Habitable
FEATURES	Other Drainage, Garage, Private parking

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



- Former estate of Marquis de Baglion de la Dufferie
- Exceptional setting, surrounded by century-old trees
- Rooves and structural work renovation completed
- Several outbuildings including a gite/guest house
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Exceptional Estate in Normandy, just 15 min from Lisieux in Calvados, featuring a 1742 château enlarged in the 19th century and partially renovated (rooves and timberwork restored in 2016, structural work completed in 2025, west wing fully refurbished with 3 bedrooms over 110 m²).

DESCRIPTION

1742 château in Normandy with 19th-century additions, built of stone and brick with slate roofing, offering:

WEST WING (Renovated) – 110 m² of living space

Ground Floor:

- Fitted kitchen (30 m²), equipped with 5-burner range cooker, two ovens, wood-bruning stove, double sink, central island, terracotta tile flooring;
- 15 m² office (terracotta tile floor);
- 5 m² Utility room (terracotta tile floor);
- Storage room with boiler.

Upper Floor:

- Landing leading to 3 parquet-floored bedrooms (9.9 m², 8.6 m² & 16 m²);
- Bathroom (tiled), with bath and a washbasin, 4.4 m² ;
- Shower room (tiled), with washbasin, 3.5 m²;
- Separate WC.

Gas heating + 17 kW wood stove in the kitchen

Energy rating: E (304 kWh/m²/year), GHG emissions: E (58 kg CO₂/m²/year)

MAIN CHATEAU (approx. 450 m² to be renovated)

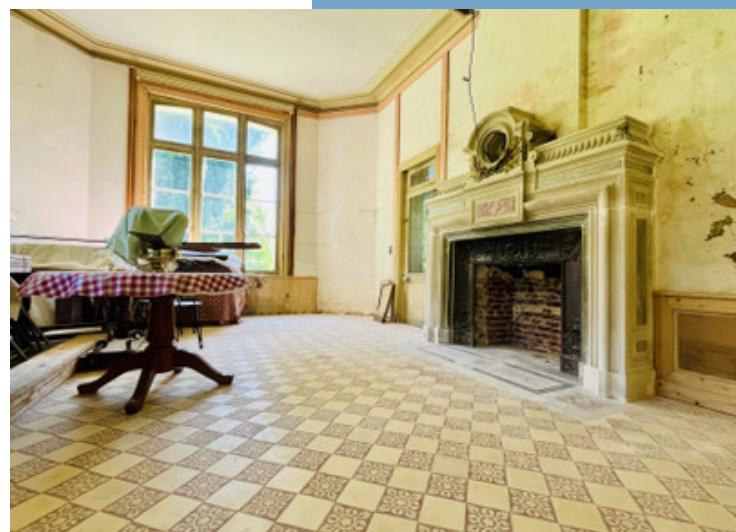
Ground Floor:

- Vestibule with closet / serving hatch (10 m²), fleur-de-lis patterned stone floor;
- Guest WC with washbasin (tiled);
- 31 m² dining room with open fireplace ready to be connected (flue installed, facing still to be completed), parquet flooring;
- 25 m² entrance hall (stone floor);
- 32 m² billiard room with patterned stone floor, monumental stone fireplace (ornamental), marble inlays and brick hearth;
- 53 m² living room with parquet floor and open fireplace (to be connected to a flue and facing to be completed);

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A37953NSD14>

COMPLETE FILE AND PHOTO ON REQUEST

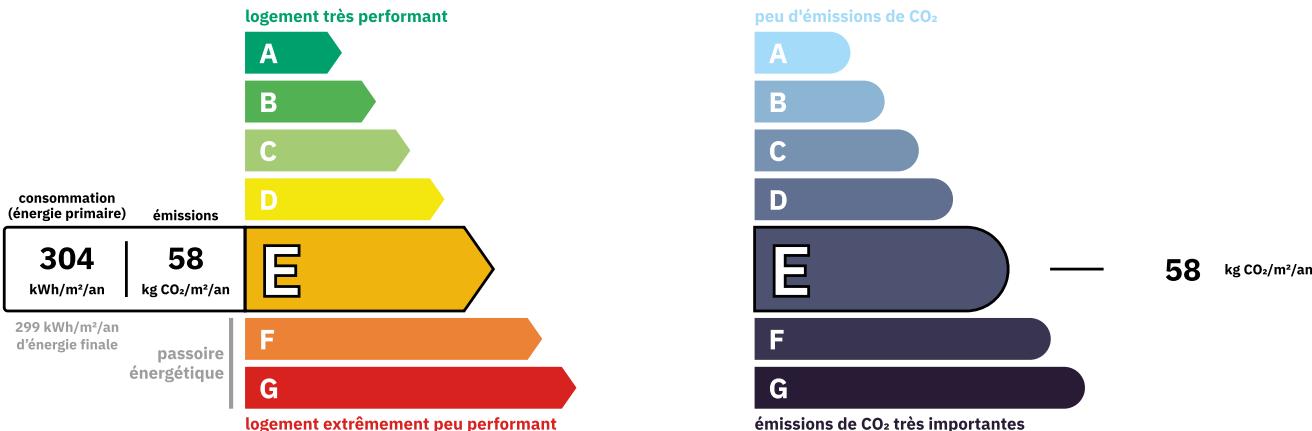


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ENERGIE-DPE

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



NOTICE

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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

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AND PHOTOS
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