



## STUNNING 7-BEDROOMS CHÂTEAU FULLY RENOVATED IN NORMANDY, SET IN 7,8 HECTARES WITH STABLES AND ARENA



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CHÂTEAU FULLY  
RENOVATED IN  
NORMANDY, SET IN 7,8  
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PROPERTY FACT FILE	
REFERENCE	A38319NSD14
PRICE	€ 5,420,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	7
ACCOMMODATION	528 m <sup>2</sup>
LAND	78628 m <sup>2</sup>
TOWN	Pont-l'Évêque
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Country House, Equestrian
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Private parking
*Price based on current exchange rate which is subject to change	





- Recently renovated to high standard amenities
- Equestrian facilities with 9 stables and an arena
- 15 minutes from the market town of Pont-l'Eveque
- 2 hrs from Paris, 15 mins from Deauville & seaside
- 7.8 hectare estate in the heart of Normandy

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Elegant 19th century château, fully renovated with high end finishes, blending architectural authenticity with contemporary comfort. Located just 2 hours from Paris and 20 minutes from Deauville, this light-filled 528m<sup>2</sup> residence features spacious reception rooms, 7 bedrooms, a wellness area (hammam, sauna), a keeper's house,

## DESCRIPTION

GROUND FLOOR — Grand reception spaces and refined materials

Upon entering the 24m<sup>2</sup> hall, your eye is drawn to a classic black and white stone floor. The reception rooms unfold in enfilade, enhanced by point de Hongrie parquet, sculpted wooden and marble fireplaces, and large windows flooding the rooms with light:

- Kitchen (18m<sup>2</sup>) with stone floor and marble backsplash lit by LED lighting,
- Dining room (33m<sup>2</sup>) featuring a wooden bar, sculpted wood fireplace, and elegant parquet,
- Two sitting rooms (30m<sup>2</sup> and 33m<sup>2</sup>), both with fireplaces—one opens onto a stone terrace overlooking the park, with an external staircase to a lower terrace,
- Office (20m<sup>2</sup>) with marble fireplace and wood parquet flooring,
- Guest WC with hand basin.

FIRST FLOOR — Prestigious bedrooms and relaxation area

A generous 67m<sup>2</sup> landing serves as a billiard room, adorned with built-in cupboards and an elegant fireplace. Layout includes:

- Master suite (27m<sup>2</sup>) with fireplace, en-suite shower room and separate WC,
- Bedroom 2 (24m<sup>2</sup>) with fireplace, built-in wardrobe and private shower room,
- Office (20m<sup>2</sup>) with marble fireplace,
- Separate dressing room (13m<sup>2</sup>) fitted with wardrobes, hanging rails and central island,
- Two separate WCs with hand basins.

SECOND FLOOR — Cozy atmosphere with modern amenities

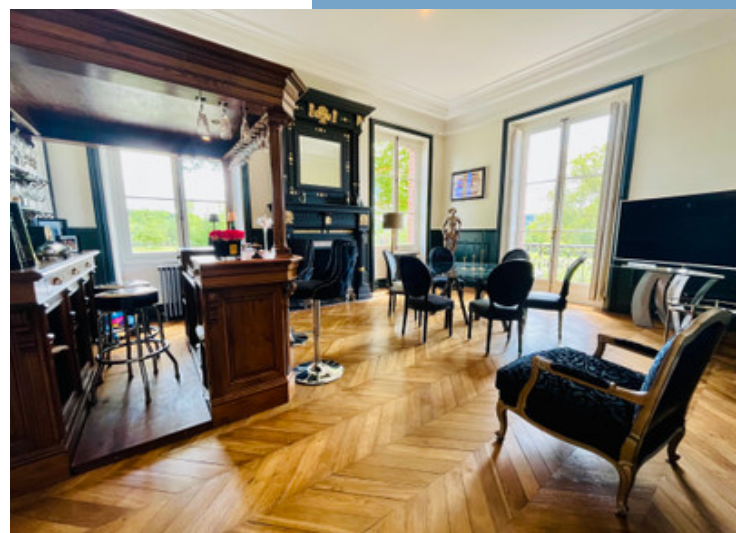
Featuring wood and carpet flooring, integrated sound system and electric shutters—this floor is designed for privacy and relaxation:

- Cinema room (2...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38319NSD14>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

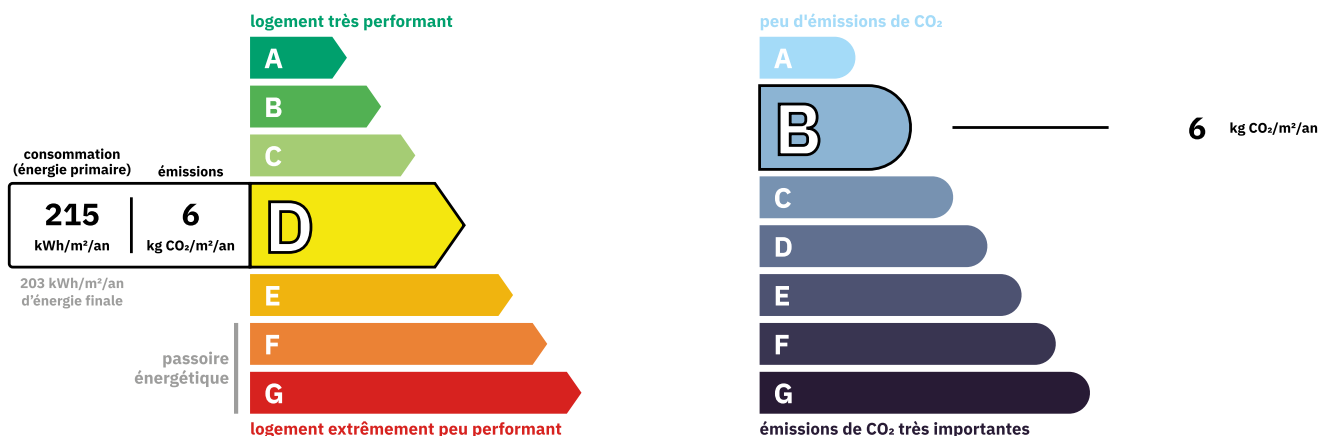
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 10090 € and 13700€ for 2023

## NOTICE

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## CONTACT

Réf : A38319NSD14  
FILE COMPLETE  
AND PHOTOS  
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