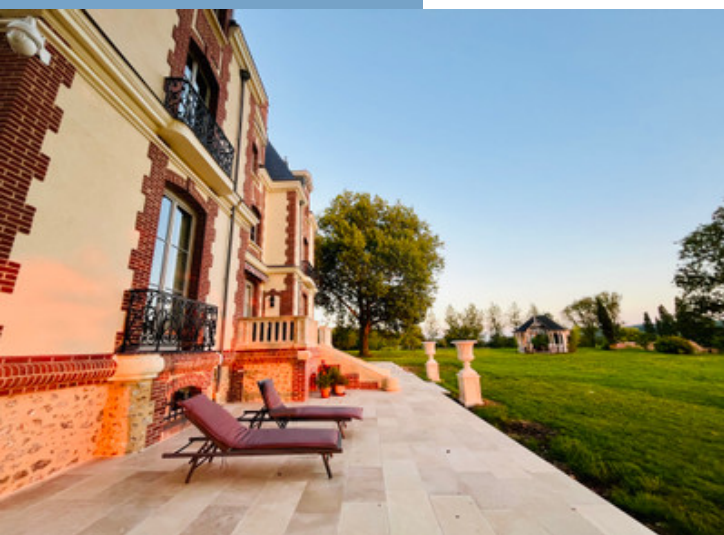




STUNNING 7-BEDROOMS CHÂTEAU FULLY RENOVATED IN NORMANDY, SET IN 7,8 HECTARES WITH STABLES AND ARENA

STUNNING 7-BEDROOMS
CHÂTEAU FULLY
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AND ARENA...



PROPERTY FACT FILE

REFERENCE	A38319NSD14
PRICE	€ 5,420,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	7
ACCOMMODATION	528 m ²
LAND	78628 m ²
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 528m² residence features spacious reception rooms, 7 bedrooms, a wellness area (hammam, sauna), a keeper's house,

DESCRIPTIF

GROUND FLOOR — Grand reception spaces and refined materials

Upon entering the 24m² 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 (18m²) with stone floor and marble backsplash lit by LED lighting,
- Dining room (33m²) featuring a wooden bar, sculpted wood fireplace, and elegant parquet,
- Two sitting rooms (30m² and 33m²), both with fireplaces—one opens onto a stone terrace overlooking the park, with an external staircase to a lower terrace,
- Office (20m²) with marble fireplace and wood parquet flooring,
- Guest WC with hand basin.

FIRST FLOOR — Prestigious bedrooms and relaxation area

A generous 67m² landing serves as a billiard room, adorned with built-in cupboards and an elegant fireplace. Layout includes:

- Master suite (27m²) with fireplace, en-suite shower room and separate WC,
- Bedroom 2 (24m²) with fireplace, built-in wardrobe and private shower room,
- Office (20m²) with marble fireplace,
- Separate dressing room (13m²) fitted with wardrobes, hanging rails and central island,
- Two separate WCs with hand basins.

SECOND FLOOR — Cozy atmosphere with modern amenities

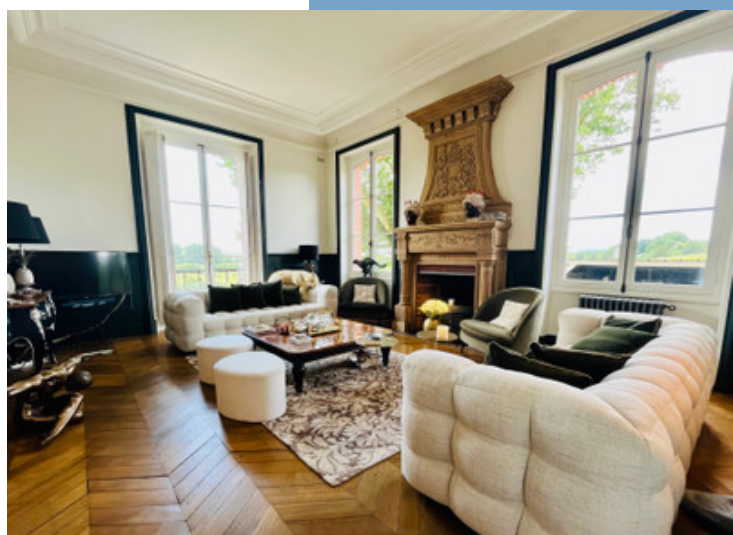
Featuring wood and carpet flooring, integrated sound system and electric shutters—this floor is designed for privacy and relaxation:

- 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

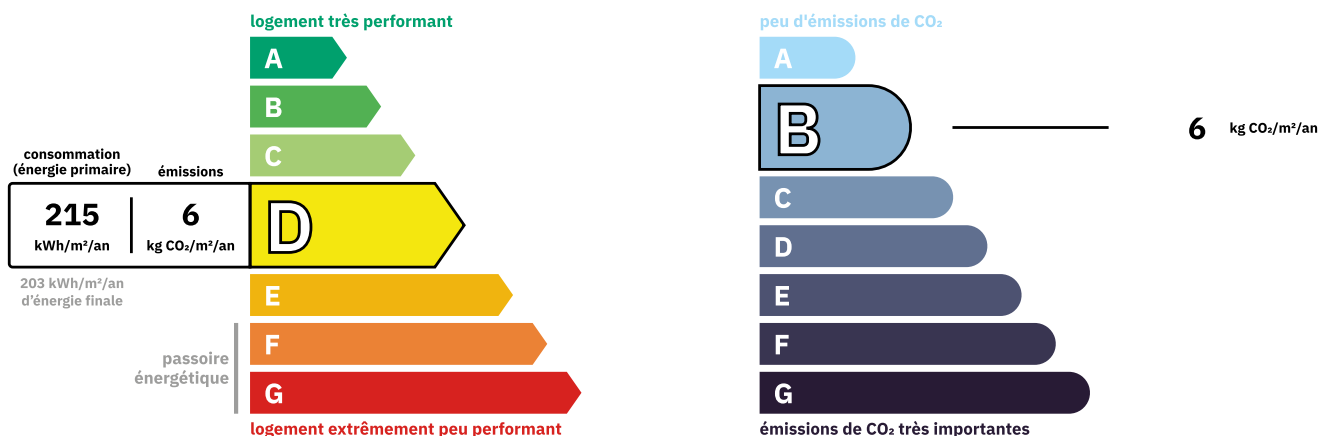
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ENERGIE-DPE

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

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 : A38319NSD14
FILE COMPLETE
AND PHOTOS
ON REQUEST

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