LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



ELEGANT HISTORIC MANOR NEAR TROUVILLE ON A HERITAGE ESTATE WITH 12 BEDROOMS AND PANORAMIC VIEWS

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PROPERTY FACT FILE

REFERENCE	A38938NSD14
PRICE	€ 1,700,000 £ 0* *agency fees to be paid by the seller
BEDROOM	12
BATHROOM	5
ACCOMMODATION	419 m²
LAND	18633 m²
TOWN	Trouville-sur-Mer
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	To be renovated, Habitable
FEATURES	Mains drainage, Lake, Garage

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





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- Exceptional location with panoramic views
- 2 km from the sea, Trouville & Deauville nearby
- Landscaped park with mature trees
- Timeless elegance, period features
- Character home with historic charm

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Overlooking the scenic Touques Valley, this refined manor sits on the heights of Trouville-sur-Mer, in the heart of Normandy's exclusive sea side.

Formerly part of the Château d'Aguesseau estate, the 419 m²



DESCRIPTION

Located at the gateway to Trouville-sur-Mer, this elegant manor sits high above the Touques Valley, offering breathtaking panoramic views. Nestled within a listed 1.8-hectare estate in Normandy's renowned Côte Fleurie, the property enjoys an exceptional natural and historic setting.

Originally part of the château d'Aguesseau estate, this 419 m² family home comprises 12 bedrooms, arranged across two beautifully crafted stone wings flanking a central brick pavilion. The layout is as follows:

Ground Floor:

- West entrance (6.1 m²) with traditional terracotta floor tiles, vestibule with original wooden staircase leading to upper floors (separate WC on mezzanine),
- Living room (39 m²) with parquet flooring, wood paneling, and open fireplace,
- Dining room (31.7 m²) with herringbone parquet floors,
- Separate kitchen (11.3 m²) with terracotta flooring, pantry (5.7 m²),
- Second entrance (5.7 m²) with wooden staircase, separate WC with hand basin, hallway,
- Utility kitchen (21.1 m²), laundry room (10.4 m²) with stone floor and sink, storage room and built-in cupboard.



First Floor:

- West Wing: Landing and hallway leading to a master suite with bedroom (22.6 m²) featuring herringbone parquet, dressing room, bathroom (12 m²) with parquet, shower, vanity, and WC; additional bedroom (7.7 m²),
- Central Pavilion: Hallway leading to two bedrooms (15.3 m² each),
- East Wing: Landing and hallway leading to washroom (5.3 m²) with basin and bidet, bedroom (20.5 m²)...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38938NSD14

COMPLETE FILE AND PHOTO ON REQUEST

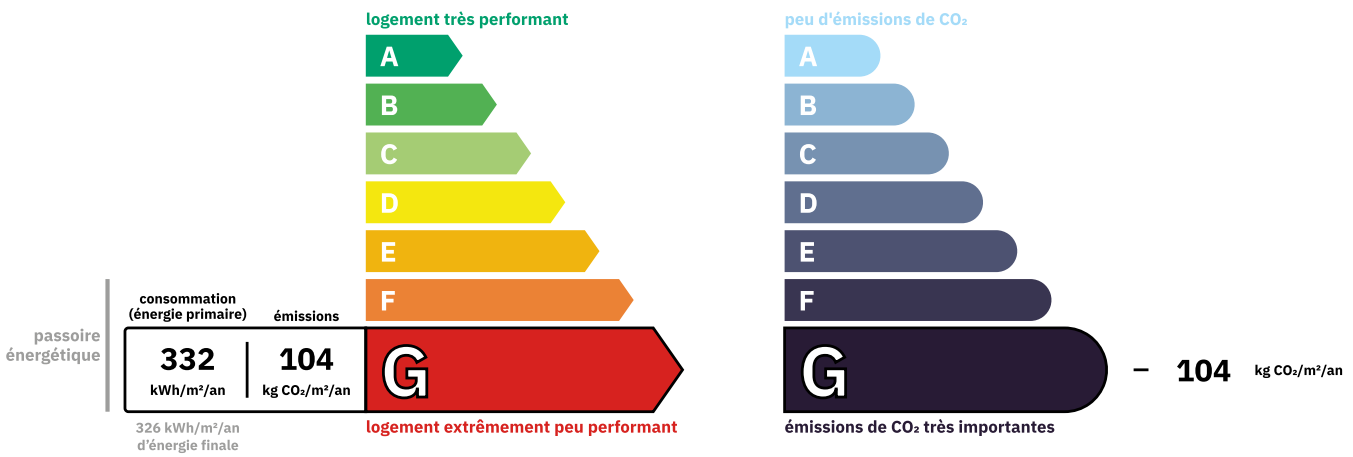
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Extremely energy consuming
Estimated annual energy costs
between 10730 € and 14760€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A38938NSD14

FILE COMPLETE AND PHOTOS ON REQUEST

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