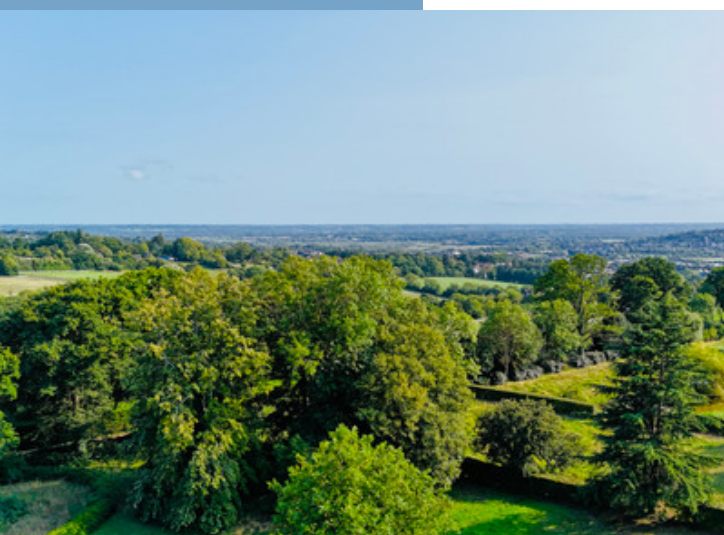




## ELEGANT HISTORIC MANOR NEAR TROUVILLE ON A HERITAGE ESTATE WITH 12 BEDROOMS AND PANORAMIC VIEWS



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



PROPERTY FACT FILE	
REFERENCE	A38938NSD14
PRICE	€ 1,800,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	12
BATHROOM	5
ACCOMMODATION	419 m <sup>2</sup>
LAND	18633 m <sup>2</sup>
TOWN	Trouville-sur-Mer
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	To be renovated, Habitable
FEATURES	Mains Drains, Lake, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- 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 19th-century 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 m<sup>2</sup>

## DESCRIPTIF

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 m<sup>2</sup> 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 m<sup>2</sup>) with traditional terracotta floor tiles, vestibule with original wooden staircase leading to upper floors (separate WC on mezzanine),
- Living room (39 m<sup>2</sup>) with parquet flooring, wood paneling, and open fireplace,
- Dining room (31.7 m<sup>2</sup>) with herringbone parquet floors,
- Separate kitchen (11.3 m<sup>2</sup>) with terracotta flooring, pantry (5.7 m<sup>2</sup>),
- Second entrance (5.7 m<sup>2</sup>) with wooden staircase, separate WC with hand basin, hallway,
- Utility kitchen (21.1 m<sup>2</sup>), laundry room (10.4 m<sup>2</sup>) with stone floor and sink, storage room and built-in cupboard.

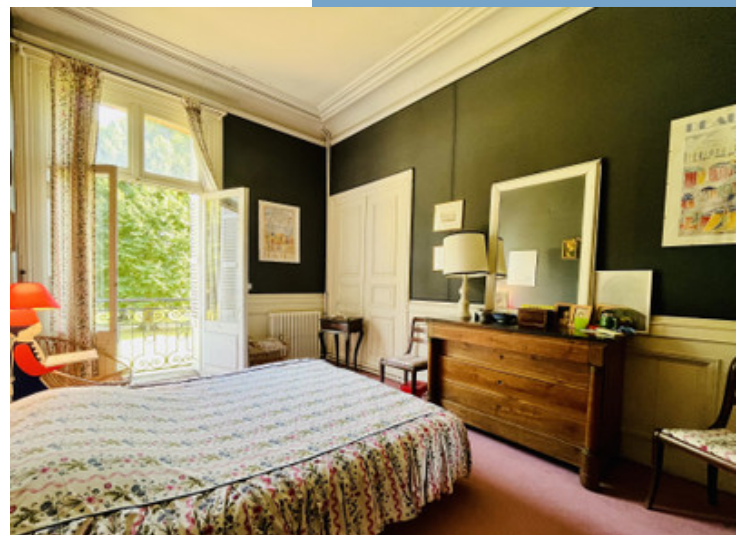
### First Floor:

- West Wing: Landing and hallway leading to a master suite with bedroom (22.6 m<sup>2</sup>) featuring herringbone parquet, dressing room, bathroom (12 m<sup>2</sup>) with parquet, shower, vanity, and WC; additional bedroom (7.7 m<sup>2</sup>),
- Central Pavilion: Hallway leading to two bedrooms (15.3 m<sup>2</sup> each),
- East Wing: Landing and hallway leading to washroom (5.3 m<sup>2</sup>) with basin and bidet, bedroom (20.5 m<sup>2</sup>)

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38938NSD14>

COMPLETE FILE AND PHOTO ON REQUEST



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

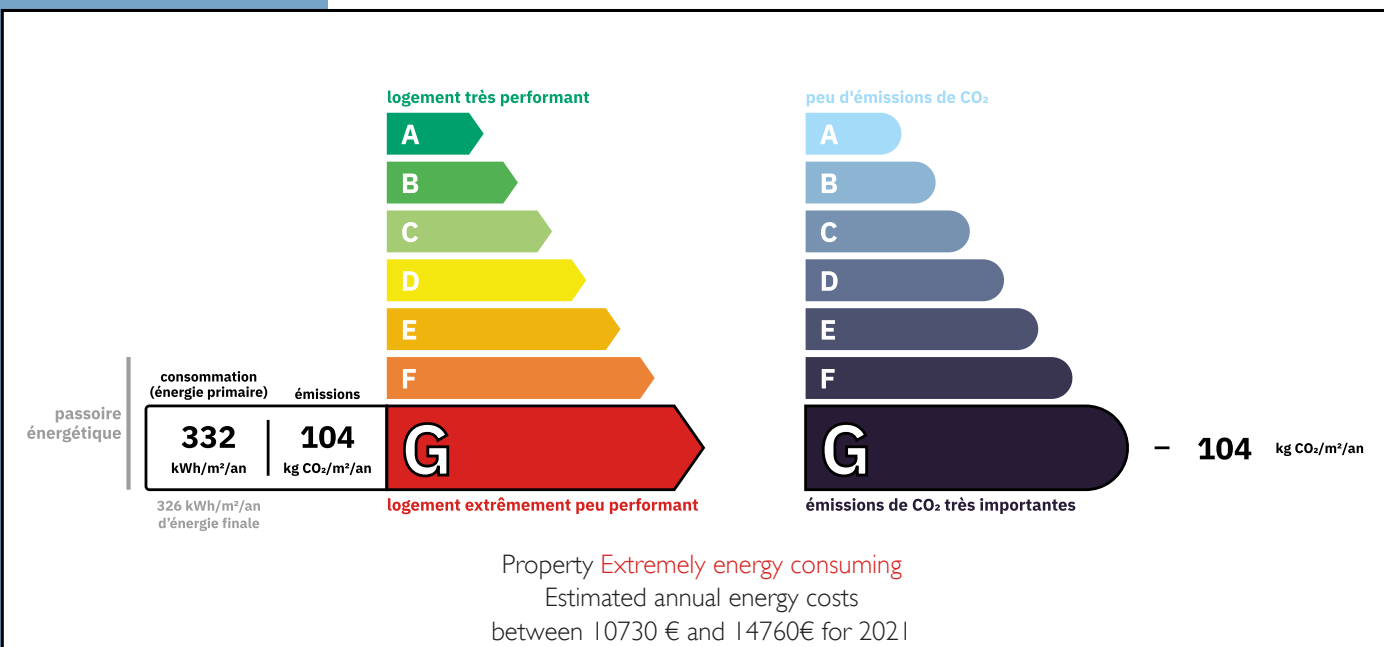
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## ENERGIE-DPE

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



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## CONTACT

Réf : A38938NSD14  
FILE COMPLETE  
AND PHOTOS  
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