

HISTORIC 16TH-CENTURY NORMANDY MANOIR, 263M², 200M² PLUS OF OUTBUILDING AND WALLED GARDEN, COURTYARD, DRIVEWAY

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PROPERTY FACT FILE

REFERENCE	A47535JTH50
PRICE	€ 877,659 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	2
ACCOMMODATION	263 m²
LAND	8047 m²
TOWN	Audouville-la-Hubert
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Private drainage, Private parking, Barns - outbuildings

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

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- Historic Manoir from the 16th and 17th century
- 263m2 of comfortable living over 3 levels
- Large courtyard and outbuilding of over 200m2
- Walled garden with terraces and summer kitchen
- Additional development potential

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Leggett-Immo. Entering the property through iron gates the drive towards a private courtyard, passing beneath a stone archway adorned with heraldic relief. Beyond, a historic Normandy farm-manoir awaits, its buildings dating from the 16th and 19th centuries. Double doors open into an impressive entrance hall, where polished stone stairs rise



DESCRIPTION

Leggett-Immo presents, A remarkable Normandy residence with history, presence and possibility.
There are properties that are simply houses, and then there are properties that make an impression before you have even reached the front door.
La Cour is very much in the latter category.
The approach begins at a set of imposing iron gates at the entrance to the driveway. Follow the drive towards the private courtyard and the character of the property gradually reveals itself, passing through a beautiful stone archway with heraldic relief before arriving in the heart of this remarkable historic ensemble.
The courtyard opens dramatically to reveal the spectacular residence and the huge outbuilding — an impressive ensemble whose history spans the 16th and 19th centuries.
It is a setting that immediately conveys the scale and importance of the property, while retaining the intimacy and charm of a traditional Normandy manoir.
A grand entrance
The main house is entered from the courtyard through substantial double doors, opening into a generous entrance hall.
The first impression is one of space, light and architecture. Dominating the hall is an impressive flight of polished stone stairs, leading gracefully towards the first floor and providing a magnificent centrepiece to the house.
From the entrance hall, the property begins to unfold naturally.
To one side lies the separate kitchen, featuring an impressive fireplace which provides an immediate reminder of the age and character of t...





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COMPLETE FILE AND PHOTO ON REQUEST

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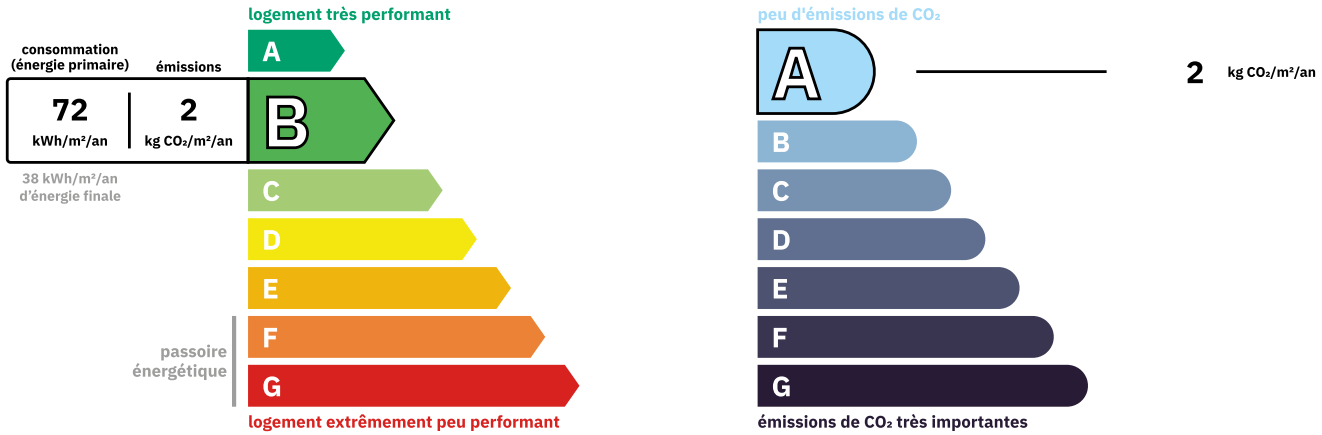
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1790 € and 2422€ for 2023

NOTICE

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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.

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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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