

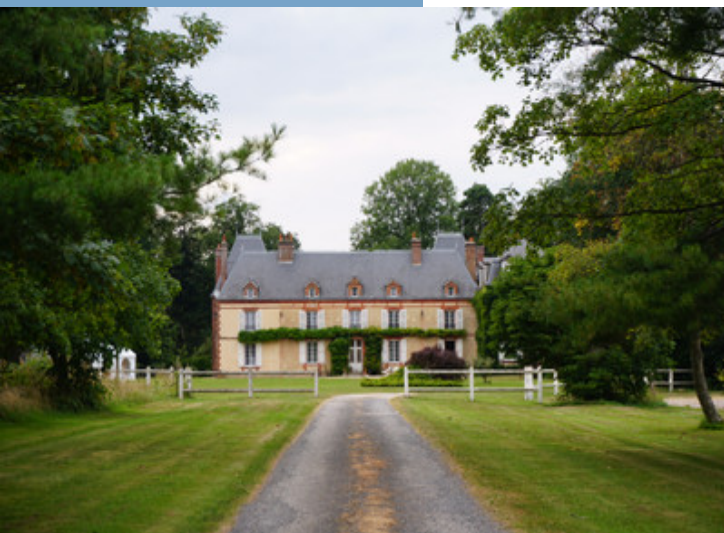


FOR SALE MAGNIFICENT PROPERTY SITUATED  
BETWEEN EURE AND ORNE: CHÂTEAU,  
OUTBUILDINGS, PARKLANDS, GÎTES, ..;



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PARKLANDS, GÎ...



## PROPERTY FACT FILE

REFERENCE	TI12222LOK27
PRICE	€ 1,470,000 £ 0* *agency fees to be paid by the seller
BEDROOM	16
BATHROOM	9
ACCOMMODATION	650 m <sup>2</sup>
LAND	56674 m <sup>2</sup>
TOWN	Saint-Antonin-de-Sommaire
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, Country House, Equestrian
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Private parking

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



- 17th-century château (650m<sup>2</sup>) and its 6-ha grounds
- Hosting events, gites, etc.
- beautiful, well-tended park
- very well renovated annexe (reception area)
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Ref : T112222LOK27

RARE FOR SALE: Magnificent 17th century Norman château (Orne/Eure border), with private and rental (gites) areas. Activity ended 3-4 years ago. The rental areas in the château and outbuildings are very well refurbished and up to standard. The private part on the ground floor of the château still needs to be renovated and

## DESCRIPTIF

RARE FOR SALE :

This magnificent property is ideally situated to the west of the Paris Basin (130 km from Paris), on the borders of the Eure and Orne departments, near Verneuil sur Avre, in the heart of Normandy in the wooded region of the Pays d'Ouche.

Close to the town of L'Aigle: train station less than 2 hours from Paris (Gare Montparnasse), schools, supermarkets, hospital, etc.

The château and its well-kept grounds set in the heart of the Normandy countryside

A long tree-lined driveway (approx. 300 m) leads to the chateau and its annexes (on the left: pasture with horses; on the right: a large car park).

This vast and beautiful property began to be refurbished in the 2000s, to accommodate 120 people (room) and around 50 beds.

Recent work to install heat pumps (PàC) has enabled the site to be better maintained (3 PàC: 2 for the château and 1 for the annex). All the windows have also been replaced (53 double-glazed and PVC windows). Thanks to these recent improvements, the energy rating is now C (and the GHG rating is A).

This magnificent Norman château dates back to 1630 (and was then gradually refurbished in 1830 and 1895). It is built over a crawl space (no worries about damp), and has 27 rooms with almost 650m<sup>2</sup> of living space, in grounds of almost 6ha.

The gite and event reception business (now closed) used to host around 35 events a year. This property is immediately ready for events (compliant with standards: fire doors, PRM, fire extinguishers, evacuatio

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/T112222LOK27>

COMPLETE FILE AND PHOTO ON REQUEST



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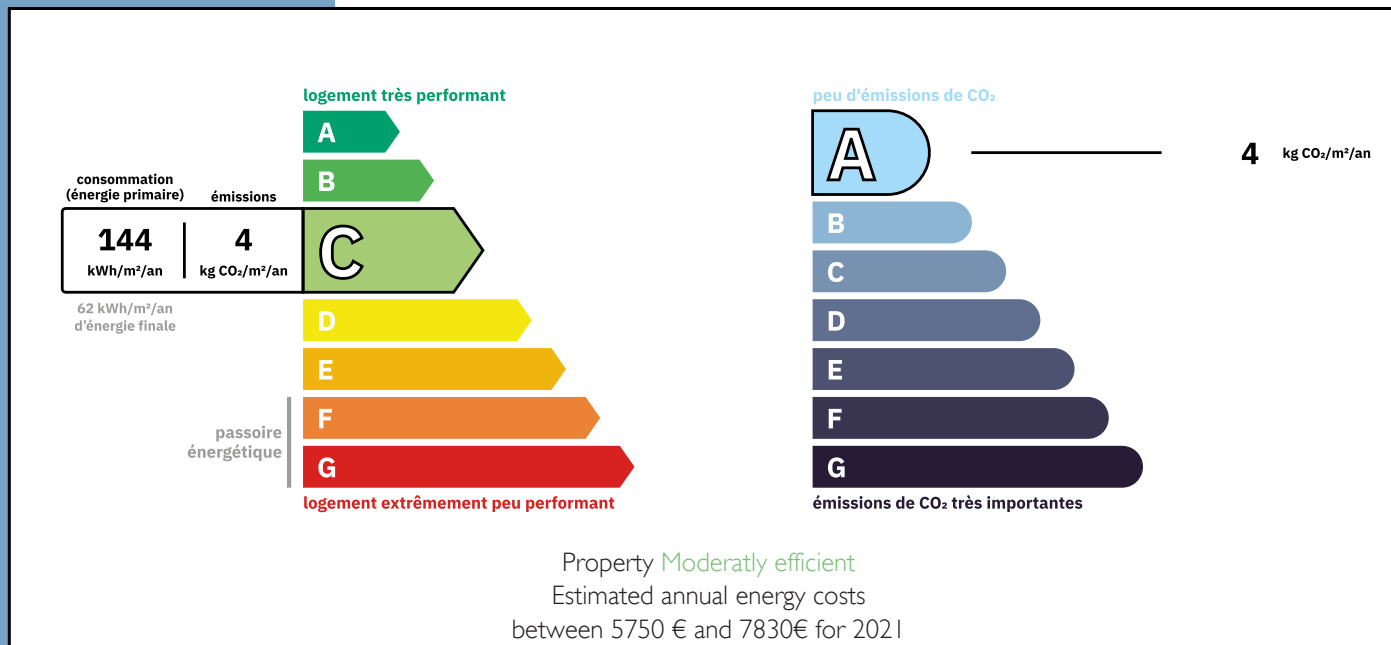


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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