



CHARMING TIMBERED MANOIR DATING FROM XVII CENTURY, SET AROUND A COURTYARD WITH HISTORIC BUILDINGS, GARDENS AND ORCHARD APPROX, 10 HA. CALVADOS, 2 HOURS PARIS.

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DESCRIPTION

Situated in the department of Calvados in Normandy, just 2 hours from Paris. A beautiful stately home of 17th and 18th century origins surrounded by its land and overlooking the superb Oudon valley. The manoir offers refined comfort in a conservation area. Brimming with period features; fireplaces, woodpaneling, staircases etc.

Manoir includes: Entrance hall, 5 reception rooms, office, kitchen, bathroom, WC, boiler room. First floor: 2 bedrooms with en-suites, three bedroom apartment, bathroom. Second floor: 2 bedrooms for staff, WC, attic. Outside are four beautiful timbered listed outbuildings dating from XVII century. Set in approximately 10 Ha.



PROPERTY FACT FILE	
REFERENCE	PI535EI
PRICE	POA *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMODATION	400 m ²
LAND	50000 m ²
TOWN	Saint-Pierre-sur-Dives
DEPARTMENT	Calvados
LOCATION	Isolated
TYPE	Manoir, Bed and Breakfast,
CONDITION	Good condition, ,
FEATURES	Barns / outbuildings, Double glazing, Garage
*Price based on current exchange rate which is subject to change	



MANOIR ..

The Manor is located close to the ancient church of a quaint and typically Norman village in a protected area. Built on a hillside, the Manoir enjoys, southerly far reaching views over the valley. St Pierres sur dives 4 km (closest shops and market). The central and oldest part of the house dates from the XVII century was enlarged in XVIII century by the addition of two wings either side . The work was undertaken in 1743. The Manor is set around a courtyard overlooking the central gardens flanked on both sides by four original timber outbuildings which are listed buildings.

GROUND FLOOR ...

Entrance Hall (8m) Louis XIV oak staircase, original tiled floor. This entrance serves : Drawing room (31m²), original tiled floor, Huge local Caen stone and brick fireplace. Beamed ceiling. Music Room (28 m²), French doors to the garden. Louis XV stone fireplace, wood paneling, grey and white lozenge marble floor, exposed beams. Small sitting room (10m²) original tiled floor. Connecting door to the entrance. It communicates with: Study (13m²) wood paneling and original ceiling from XVIII Century. Reception/entertaining room. (40m²), large fireplace made from local Caen stone. Two windows and a south-west facing French doors Boiler room (8 m²) boiler, hot water tank, water softener. Lobby with a Regency staircase: Dining room (40 m²) square terracotta tiled floor, exposed beams, stone walls and exposed timbered framed walls. Monumental stone fireplace Kitchen (11 m²), Solid oak kitchen, stone fireplace, wood paneling , with three windows, one southwest facing French window. Bathroom , multijet corner shower, 2 wash hand basins, WC.

FIRST FLOOR ...

First Floor Gallery landing (19m²) wooden floors, exposed beams, serving: Bedroom 1. (28 m²), wooden floor , southwest window. Wooden XVII century fireplace, flanked by cupboards and wood paneling. En-suite bathroom, bath , WC, heated towel rail. Bedroom 2. (22 m²). Parquet flooring, wooden Fireplace XVIII century. Wood paneling. En-suite bathroom with bath, WC. Small salon. (12m²) exposed ceiling beams, serving : Bedroom 3 (9m), wooden floor, beamed ceiling, with fireplace, beautiful XVIII century wood panelling Bedroom 4.(11 m²) parquet floor. Bedroom 5 (16m²) parquet floor, stone fireplace . Bathroom Bath, 2 wash hand basins, WC. From 2nd staircase: Bedroom 6 (29m²) spacious room with three windows facing southwest. Louis XVI fireplace topped by a mirror and flanked by large closets hidden in the wood paneling Bathroom painted beamed ceiling and oak fireplace, tiled walls, bath, WC. SECOND FLOOR: Attic. Including 2 former staff bedrooms, 1 WC, vast attic space. BASEMENT: Cellar.

EXTERIOR ...

Four superb timber framed XVII century outbuildings which have historical listing. Former cider press and stables now used used as garages, workshops, boiler room, storage, gym and laundry room. Lavoir Built in the XVII century. The Manor is surrounded by a pretty gardens. In the courtyard a beautiful rose garden; To the rear a potager and orchard. In particular 4 hectares of apple trees classified AOC "Pays d'Auge cider." The land extends to approx. 9Ha7 Comfort Mains water, electricity (50 amps), telephone, internet.

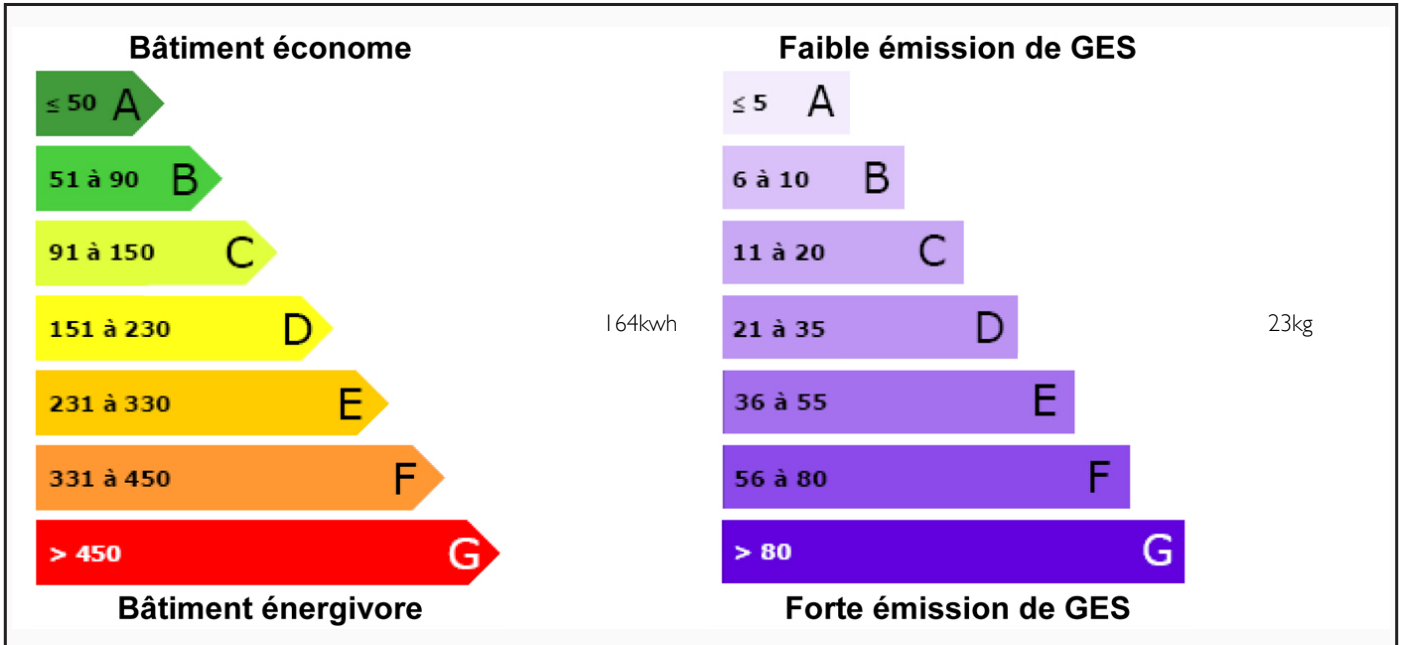
Central heating by heat pump air / water and hot water production Steibelt by ROCA oil boiler and hot water tank. Regulation of the heating temperature in the whole manor by electron probe (indoor and outdoor) and individual thermostat on each radiator. Fireplaces (11) Water softener CULLINGAN. Thermal insulation of interior walls and ceilings throughout the Manor. Double glazing on all windows and glass doors. Artistic lighting (electronically controlled) Security by volumetric alarm system (remote) STANLEY. Electronically controlled main gate. The electrical circuits, water, heating (CAP), alarm system, electronically controlled gate, appliances are recent. The roofs are in excellent condition and revised each year. The renovation of buildings is recent.

LOCATION ...

Deauville 54 km, Caen 31 km, Lisieux 20km. The Normandy coast, Cabourg is 47 km. Good access to Paris (194km) by motorway or by the RN13. By rail from Lisieux to Gare Saint Lazare, PARIS is 1 hour 30. Airfields at Caen and Deauville.



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CONTACT-DETAILS

UK Freephone: 08700115151
Telephone: +33 553 608 488
FAX: +33 553 566 257
E-mail: prestige@leggett.fr