



STUNNING MANSION OF 365SQM, 6 BEDROOMS,  
5 OUTBUILDINGS ON 22 ACRES OF LAND. HIGH  
COMMERCIAL POTENTIAL.

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## PROPERTY FACT FILE

REFERENCE	A29269CO50
PRICE	€ 649,900 £ 0*
	*agency fees included: 5 % TTC to be paid by the buyer (620 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	2
ACCOMMODATION	365 m <sup>2</sup>
LAND	91000 m <sup>2</sup>
TOWN	Roncey
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Maître
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

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



- 1km from the village & shops
- 23kms away from Hauteville and Agon beaches
- Ideal location for gites or weddings
- Swimming pool and well
- Ideal for horses

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23kms from the sea, this is a magnificent estate in the pure norman tradition. House and land in excellent condition. High business potential (gites, weddings) thanks to the outside buildings, the stables and the swimming pool. Suitable for horses.

## DESCRIPTION

Pass through the charming wrought iron gates, drive along the avenue lined with 30-year-old oak trees to discover this magnificent domain of 365m<sup>2</sup> (dimensions on request).

The ground floor has an entrance hall, a lounge with wood-burning stove, a dining room with wood-burning stove, a fitted kitchen, a shower room, a toilet, a game room and a cinema room with surround sound system and HD projector.

Upstairs, 6 bedrooms ranging from 31 to 13m<sup>2</sup>, a bathroom with shower and wc.

An 8 x 5 swimming pool, a well, a lovely pond and a horse riding arena of 60 x 30 meters are also part of this property.

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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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More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A29269CO50>

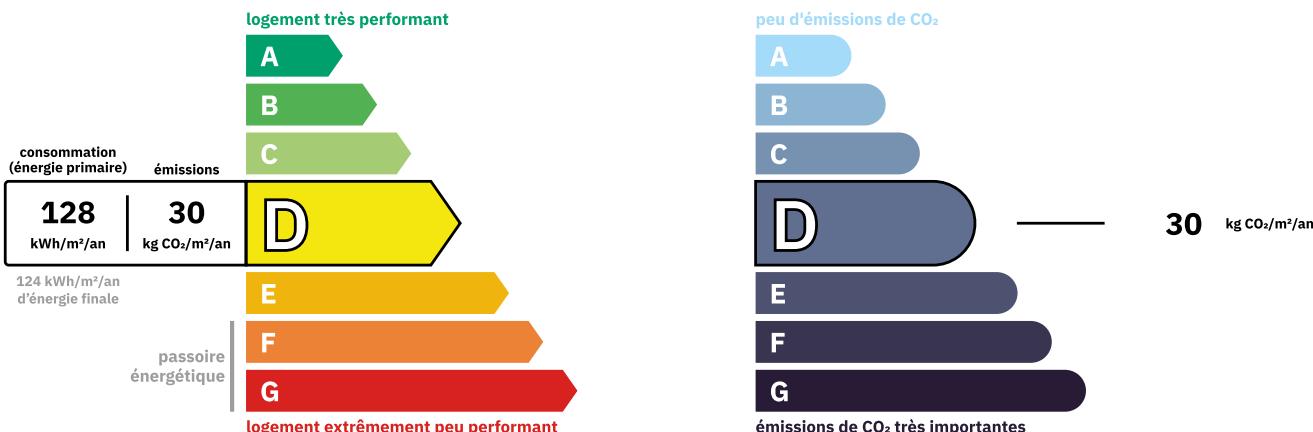
COMPLETE FILE AND PHOTO ON REQUEST

STUNNING MANSION OF 3655SQM, 6 BEDROOMS, 5 OUTBUILDINGS ON 22 ACRES OF LAND. HIGH COMMERCIAL POTENTIAL...

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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/>



Property Poorly efficient  
Estimated annual energy costs  
between 2990 € and 4080€ for 2021

## NOTICE

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

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## CONTACT

Réf : A29269CO50

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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