





PERCHE NATIONAL PARK, NOGENT LE ROTROU. 15TH CENTURY MANORIAL ESTATE AND ITS **OUTBUILDINGS IN 3 HECTARES**

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PROPERTY FACT FILE

REFERENCE A30275EI61

PRICE POA

*agency fees included: 4 % TTC to be paid by the buyer (2 300 000 EUR hors honoraires)

BEDROOM 22 BATHROOM 15

ACCOMMODATION 1000 m²

LAND 31600 m²

TOWN Ceton

DEPARTMENT

LOCATION Isolated

TYPE Maison de Maître

CONDITION Good condition

FEATURES Private parking, Barns - outbuildings, Detached

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





- Less than 2hours from Paris
- Manor house CI5th of 280m²
- Anglo norman property of 450m²
- Business opportunity
- Various outbuildings

I hour 50 minutes from Paris, 20 minutes from an exit on the AII motorway and I5 minutes from Nogent le Rotrou SNCF train station, in a dominant position, exceptional property comprising a I5th century manor house, partially listed ISMH, a vast Anglo-Norman house, converted former stables and various outbuildings set in 3

DESCRIPTIF

A rare manor house that has preserved most of its old farm buildings, the octagonal tower is topped with a lookout turret (360° view over the countryside) containing a small upper bedroom with fireplace, a corbelled turret, windows with stone lattices on the facade, finely sculpted figures, dovecote....

The 15th-century manor house

Built over vaulted cellars, the manor house offers 280 m² of living space over 3 stories: entrance via the octagonal tower with a stone spiral staircase, lounge, kitchen with fireplace, 4 bedrooms, bathroom, toilet and a former chapel that has been desecrated.

First floor: vast sitting room with monumental fireplace and beautiful beams, kitchen, two bedrooms, bathroom, wc.

Large convertible attic and vaulted cellars.

At right angles, a barn with a floor surface area of 120 m^2 (1,292 sq ft) used as reception rooms, adjoining various volumes of approx. 200 m (2,153 sq ft) to be converted.

A further outbuilding with cathedral ceiling spans 180 m^2 and a 200 m^2 barn:

The 19th century Anglo-Norman house:

With 450 m² of living space, the house comprises, on the ground floor, a large entrance hall with a stairway, a succession of 3 reception rooms (one with a rotunda and access to the garden) with fireplaces and wood panelling, a fitted and equipped kitchen, a linen room, a laundry room and a toilet.

The first floor comprises a corridor leading to five bedrooms, 4 bathrooms and wc.

Second floor: 6 bedrooms and four bathrooms.

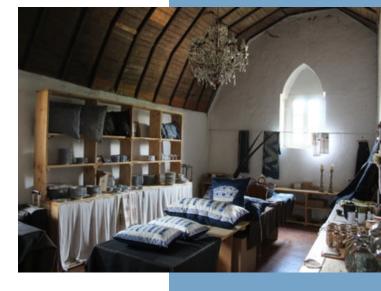
Cellar and boiler ro

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A30275El61 COMPLETE FILE AND PHOTO ON REQUEST PERCHE NATIONAL PARK, NOGENT LE ROTROU. 15TH CENTURY MANORIAL ESTATE AND ITS OUTBUILDINGS IN 3 HECTA...

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PERCHE NATIONAL PARK, NOGENT LE ROTROU. 15TH CENTURY MANORIAL ESTAT AND ITS OUTBUILDINGS IN 3 HECTA 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

DPE in progress.

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CONTACT

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