

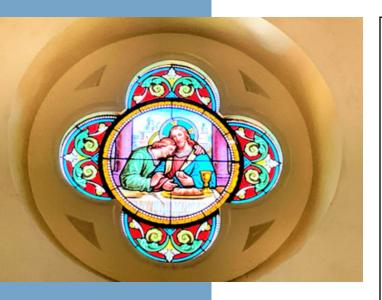




UNIQUE 18TH-CENTURY CONVENT PROPERTY WITH CHAPEL, B&B AND GARDEN -SAINT-PIERRE-EN-AUGE (CALVADOS)

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UNIQUE 18TH-CENTURY CONVENT PROPERTY WITH CHAPEL, B&B AND GARDEN – SAINT-PIERRE-EN-AUGE





### PROPERTY FACT FILE

REFERENCE A33481YAL14

PRICE € 595,000

£ 0\*

\*agency fees included: 6 % TTC to be paid by the buyer (562 000 EUR hors honoraires)

BEDROOM 8
BATHROOM 5

ACCOMMODATION 450 m<sup>2</sup>

LAND 2317 m<sup>2</sup>

TOWN Saint-Pierre-en-Auge

**DEPARTMENT** 

LOCATION Town property

TYPE Maison de Vacances, Bed and

Breakfast, House

CONDITION Good condition

FEATURES Mains Drains, Private parking,

Barns - outbuildings

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





- rare opportunity, Normandy
- old convent
- B&B & garden
- saint Pierre en, Auge city center
- Wellness area: gym, sauna, spa, terrace

For sale in Saint-Pierre-en-Auge (Calvados), stunning 18th-century former convent with chapel, now a charming B&B. 400 m<sup>2</sup> across 3 floors with a 2,300 m<sup>2</sup> enclosed garden. Main house includes private quarters, 4 en-suite guest rooms, breakfast room in the chapel, leisure area, and convertible attic. Outbuilding features gym, spa, sauna,

### **DESCRIPTIF**

FOR SALE, Rare opportunity

Unique 18th-century Convent Property with Chapel, B&B and Garden – Saint-Pierre-en-Auge (Calvados)

Located in the heart of the picturesque Pays d'Auge, this remarkable former convent from 1750, once home to the Sisters of Providence of Lisieux, offers a rare blend of history, character, and tranquility.

- Living area: approx. 400 m<sup>2</sup> over 3 floors
- Enclosed garden: 2,300 m<sup>2</sup> with mature trees and lush vegetation
- Main residence + converted outbuilding
- Period chapel with stained-glass windows and bell tower

#### Main house includes:

Ground floor (private owner's space): entrance, living room with fireplace, kitchen, dining area, 2 offices, 4 bedrooms, bathroom, WC First floor: 4 en-suite guest rooms, chapel (used as guest lounge and breakfast room), second kitchen, utility/laundry room Second floor: large games room/library/billiards space, plus 70 m² still available for conversion (ideal for guest accommodation)

#### Outbuilding features:

Wellness area: gym, sauna, spa, terrace

Office and 2 additional rooms that can be turned into a self-contained gite

Covered outdoor area with barbecue, facing the garden

#### Highlights:

Strong potential and existing success as a Bed & Breakfast Central location: shops, schools, local events nearby Rare architectural charm: stone and brickwork, stained-glass windows, peaceful retreat in total privacy

#### Others:

- Gas heating
- Double glazing (except one)
- Fiber: installation to be completed

#### More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A33481YAL14 <u>COMPLETE FILE AND PHOTO ON REQUEST</u> UNIQUE 18TH-CENTURY CONVENT PROPERTY WITH CHAPEL, B&B AND GARDEN – SAINT-PIERRE-EN-AUGE (CALVADOS)...

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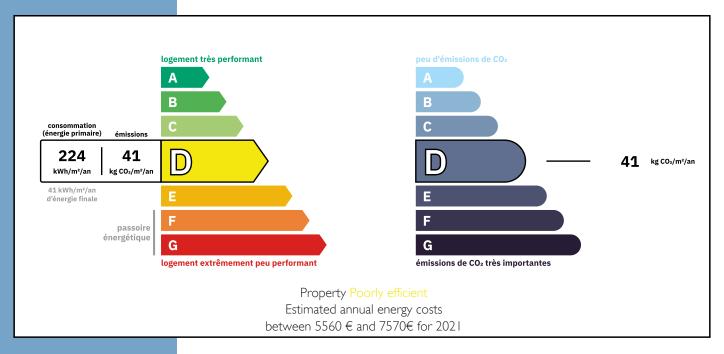




UNIQUE 18TH-CENTURY CONVENT PROPERTY WITH CHAPEL, B&B AND GARDEN SAINT-PIERRE-EN-AUGE (CALVADOS)... Information about risks to which this property is exposed is available on the Géorisques website : <a href="https://www.georisques.gouv.fr/">https://www.georisques.gouv.fr/</a>

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## **ENERGIE-DPE**



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# CONTACT

Réf :A33481YAL14 FILE COMPLETE AND PHOTOS ON REQUEST



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