



BEAUTIFULLY PRESENTED ESTATE WITH TIMBER  
FRAMED HOUSE, POOL AND VIEWS OVER 7  
HECTARES OF LAND WITH A POND



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A...



## PROPERTY FACT FILE

REFERENCE	A35480NSD14
PRICE	€ 1,470,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	3
ACCOMMODATION	370.94 m <sup>2</sup>
LAND	74393 m <sup>2</sup>
TOWN	Pont-l'Évêque
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Other Drainage, Lake, River Frontage

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





- Stunning countryside views
- Suitable for horses (6 ha of fenced pasture)
- Character house with modern amenities
- Large open-plan living
- Heated indoor swimming pool

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Discover this stunning Norman-style estate for sale, set on over 17 acres of land ideal for horse breeding or rural living.

The house includes a 105 m<sup>2</sup> living and dining area with a large stone fireplace and exposed beams, complemented by an open-plan kitchen.

## DESCRIPTIF

Beyond an elegant stone entrance and wrought-iron gates, a long tree-lined driveway leads you to a beautiful half-timbered house, built in 2005 in the authentic Norman architectural style. With a tile-patterned facade and stone base, the home offers over 370 m<sup>2</sup> of living space, high-end finishes, and panoramic countryside views.

### Ground Floor

- Welcoming entrance hall (9.5 m<sup>2</sup>) and corridor
- Large bedroom (25.4 m<sup>2</sup>) with direct access to the south-west facing terrace
- Modern shower room and separate WC
- Spacious open-plan kitchen (32.8 m<sup>2</sup>) with central island, bar, induction hob, extractor hood, oven, and double sinks
- Expansive living and dining room (105 m<sup>2</sup>) with double exposure and a monumental stone fireplace
- Home office and cloakroom area
- All rooms open to a travertine terrace with sun exposure throughout the day
- Stone flooring with geothermal underfloor heating, double-glazed windows, and electric roller shutters

### First Floor

- Large mezzanine landing (31.7 m<sup>2</sup>)
- Six bedrooms (from 11.3 m<sup>2</sup> to 28.6 m<sup>2</sup>), including two with private balconies
- One bathroom (10 m<sup>2</sup>), a shower room (4 m<sup>2</sup>), and two separate WCs
- All bedrooms feature reversible air conditioning

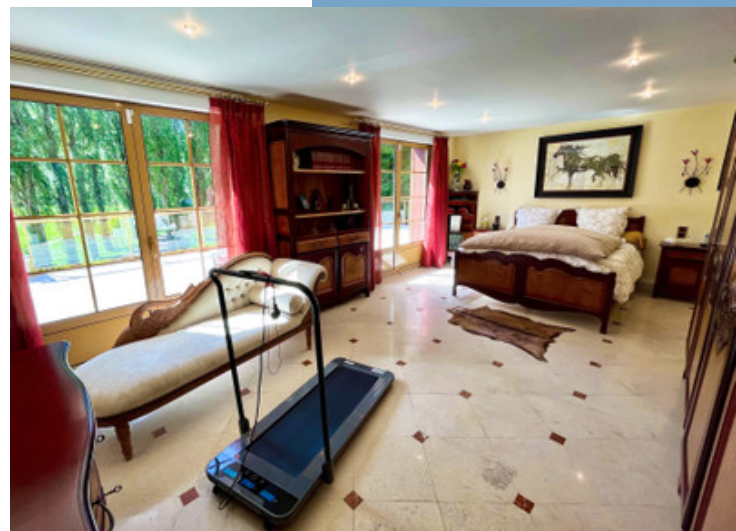
### Basement & Pool Area

- Technical rooms: boiler room with geothermal heat pump, hot water tank, water softener, and central vacuum system
- Separate shower room with WC
- Heated indoor swimming pool (10.5 m x 4 m) with sliding doors, travertine flooring, and direct garden access
- Double garage with au

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35480NSD14>

COMPLETE FILE AND PHOTO ON REQUEST



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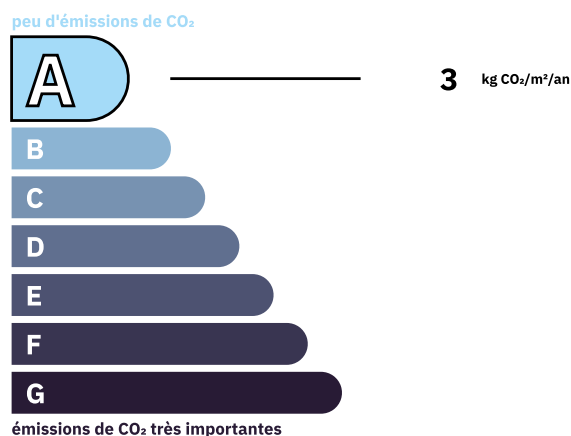
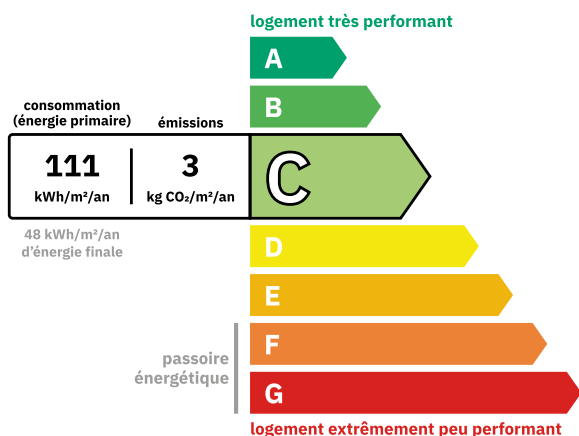
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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HOUSE, POOL AND VIEWS  
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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 Moderately efficient  
Estimated annual energy costs  
between 3180 € and 4350€ for 2021

## NOTICE

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## CONTACT

Réf : A35480NSD14  
FILE COMPLETE  
AND PHOTOS  
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**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)