



PRESTIGIOUS PROPERTY FOR SALE IN CALVADOS
(NORMANDY): 2 HOUSES, 1 SWIMMING POOL, 2
PONDS, 2 HECTARES OF LAND.

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| PROPERTY FACT FILE | |
|--|---|
| REFERENCE | A35505YAL14 |
| PRICE | € 1,680,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 600 000 EUR hors honoraires) |
| BEDROOM | 5 |
| BATHROOM | 5 |
| ACCOMMODATION | 238 m² |
| LAND | 21877 m² |
| TOWN | Auvillars |
| DEPARTMENT | |
| LOCATION | Isolated |
| TYPE | Maison de Vacances, House, Country House |
| CONDITION | |
| FEATURES | Swimming Pool, Other Drainage, River Frontage |
| *Price based on current exchange rate which is subject to change | |



- Prestigious property in Normandy
- 2 ponds, 2 hectares of land.
- An old cider press, main house, renovated.
- Secluded with a panoramic view of the Normandy countryside
- Heated swimming pool, potential for a small house

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In the heart of the picturesque Pays d'Auge, this prestigious property offers peace and tranquility. Located just 6 km from the shops of a charming village and 2 km from the coast, it combines architectural elegance with modern comfort, all set within a landscaped park of approximately 2 hectares featuring a heated swimming pool.

DESCRIPTIF

Prestigious Norman Property (Calvados, Normandy) on the Cider Route, 20 km from the sea and Deauville**

Nestled in the charming Pays d'Auge, this unique property offers peace and serenity. Located just 6 km from the amenities of a picturesque village, it combines architectural elegance and modern comfort on approximately 2 hectares of landscaped grounds, complete with a heated swimming pool.

Property Highlights:

- 1/- the Pressoir from 1750: Fully renovated with high-quality materials 3-4 years ago. On the ground floor:
- A spacious 13m² entrance with dressing area (including WC and washbasin) leading to:
 - A bright and expansive 68m² living area divided into three lounges overlooking the garden and terrace (with a large fireplace).
 - A 19.5m² modern, fully-equipped kitchen (with outdoor access and a 3m² dressing area) fitted with Lacanche appliances (stove with steam, induction, and gas options, extractor hood, dishwasher, two ovens) and featuring a central green marble island. There is also a 9m² pantry adjoining the kitchen.
 - A bow-window dining area of 24.45m², offering access to a terrace with breathtaking countryside views.
 - A 9m² fiber-connected home office.
 - A duplex bedroom with an 8m² dressing area, 9.5m² sleeping quarters, a 4m² shower room with WC.

On the upper floor:

- A 6m² landing.
- A master suite with an 18.5m² bedroom, dressing area, and 6m² private shower room.
- A third 11m² bedroom with an en-suite shower room.

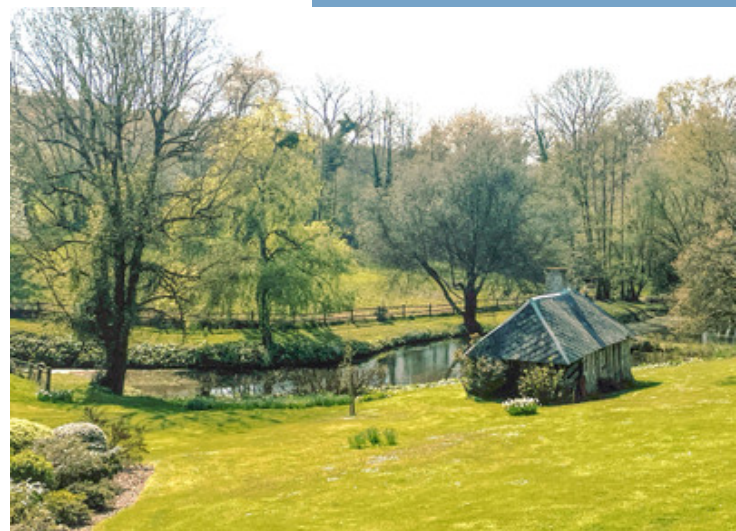
2/- The Guesthouse:

A be

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35505YAL14>

COMPLETE FILE AND PHOTO ON REQUEST

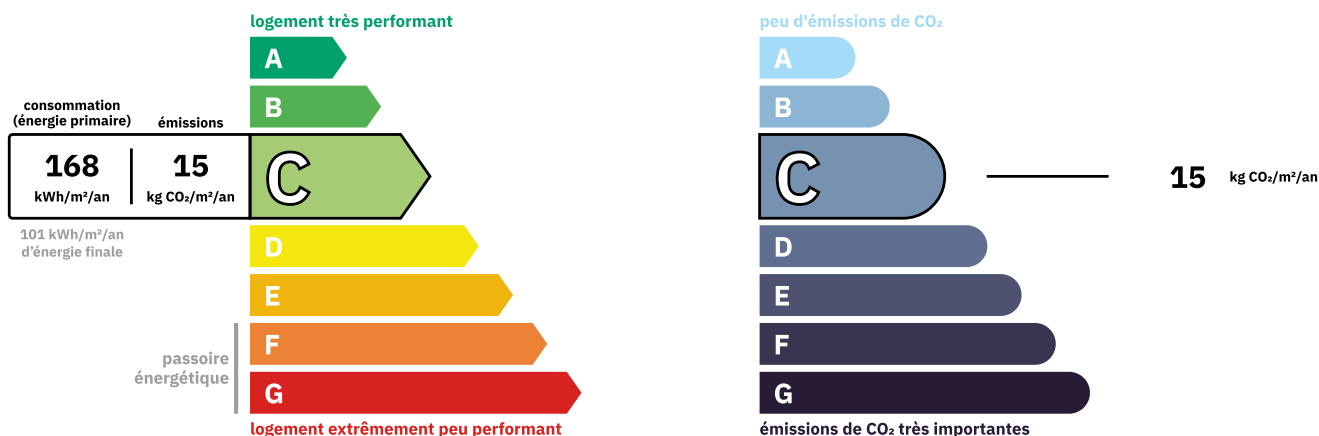


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ENERGIE-DPE

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 2740 € and 3770€ for 2021

NOTICE

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

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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