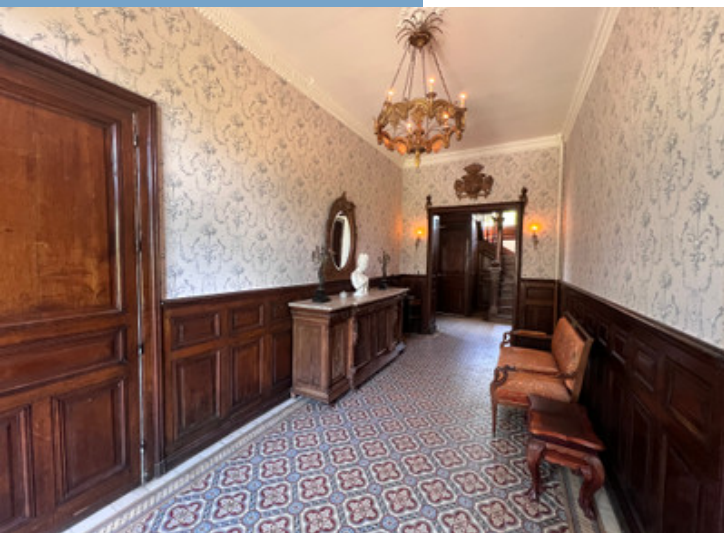




## CHÂTEAU WITH GÎTE, OUTBUILDINGS, LAND & WOODS NEAR SOURDEVAL – A UNIQUE OPPORTUNITY!



CHÂTEAU WITH GÎTE,  
OUTBUILDINGS, LAND &  
WOODS NEAR  
SOURDEVAL – A UNIQUE  
OPPORTUNITY! ...



PROPERTY FACT FILE	
REFERENCE	A37401VIC50
PRICE	€ 895,700 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	6
ACCOMMODATION	400 m <sup>2</sup>
LAND	110000 m <sup>2</sup>
TOWN	Beauficel
DEPARTMENT	
LOCATION	
TYPE	Gîtes, Country House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- Independent gîte
- Woodland
- Outbuildings
- Countryside views
- 

CHÂTEAU WITH GÎTE,  
OUTBUILDINGS, LAND &  
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SOURDEVAL – A UNIQUE  
OPPORTUNITY! ...

Ref : A37401VIC50

Set at the end of a private driveway, this charming small château enjoys an elevated position with lovely views over the surrounding countryside. Nestled in a particularly pretty and peaceful setting, the property includes various outbuildings and sits on a generous plot, the majority of which is established woodland—ideal for nature lovers.

## DESCRIPTION

The main entrance to the château features a grand and impressive hallway, leading into a comfortable sitting room with a traditional fireplace and a wood-burning stove. There is also a second sitting room, or "pièce de vie," offering additional space for relaxation. Off the grand hallway, you will also find the kitchen, and a WC.

The wide, original oak staircase is a striking feature, leading you up to the first floor where two large, elegant bedrooms await. An adjoining dressing room adds to the functionality and charm of this level, and the tastefully decorated bathroom completes the space.

The staircase continues to the second floor, where a similar layout is found, with two more spacious bedrooms and another well-appointed bathroom. This level mirrors the elegance and functionality of the floors below, offering additional living space that maintains the château's harmonious design.

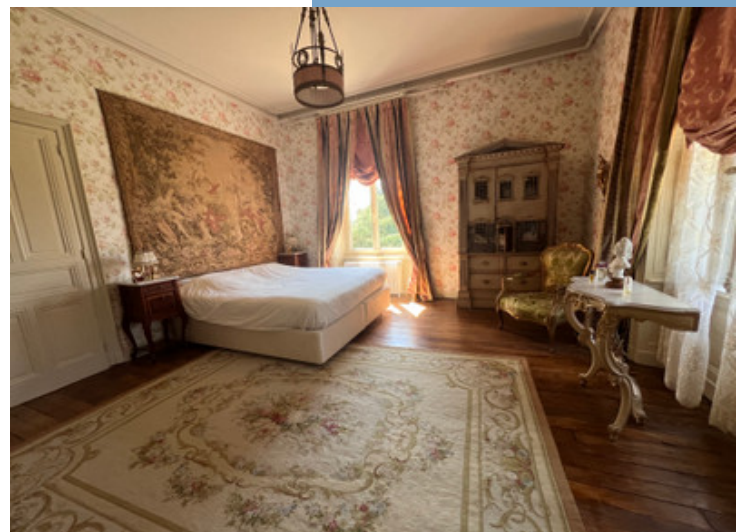
The west wing of the château, adjoining the kitchen, features another entrance hallway that leads into a sitting room with a charming fireplace. Also on this level is a utility room and a downstairs loo for added convenience. This wing can be accessed directly through the château kitchen or can be closed off for more privacy. Stairs lead up to the first floor, where there are three well-sized bedrooms, each with its own en suite bathroom. The second floor offers three smaller rooms under the eaves, ideal for storage or other uses, along with an additional bathroom.

The property has r...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37401VIC50>

COMPLETE FILE AND PHOTO ON REQUEST



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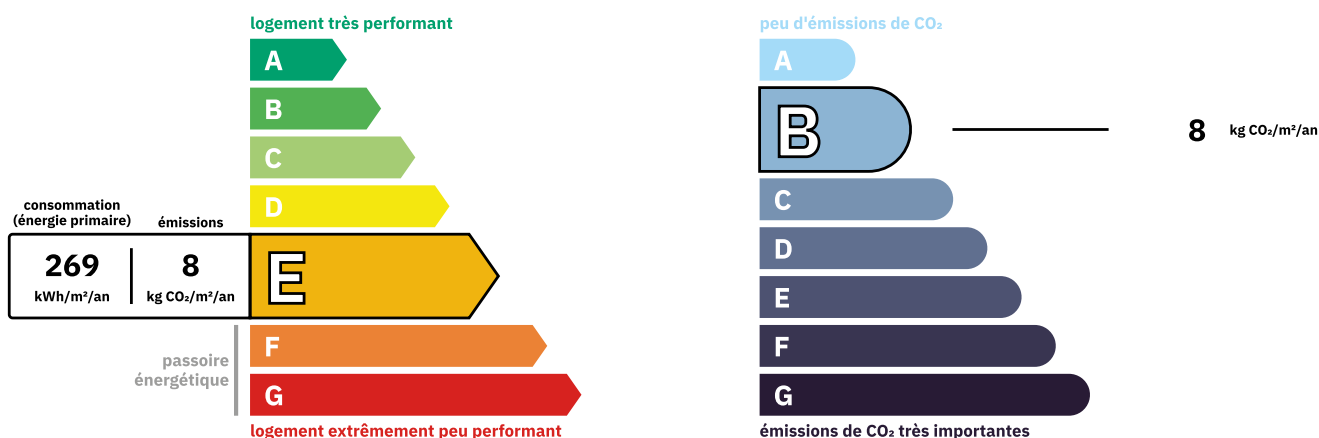
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

CHÂTEAU WITH GÎTE,  
OUTBUILDINGS, LAND &  
WOODS NEAR SOURDEVAL -  
A UNIQUE OPPORTUNITY! ...

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

Ref : A37401VIC50

## ENERGIE-DPE



Property **Energy consuming**  
Estimated annual energy costs  
between € and € for

## NOTICE

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## CONTACT

Réf : A37401VIC50  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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