LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



HISTORIC NORMANDY ESTATE ON 25 ACRES WITH 1742 CHÂTEAU, GUESTHOUSE, OUTBUILDINGS & LISTED HERITAGE PARK

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PROPERTY FACT FILE

REFERENCE	A37953NSD14
PRICE	€ 1,275,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	225 m²
LAND	103498 m²
TOWN	Lisieux
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	To be renovated, Habitable
FEATURES	Private drainage, Garage, Private parking

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





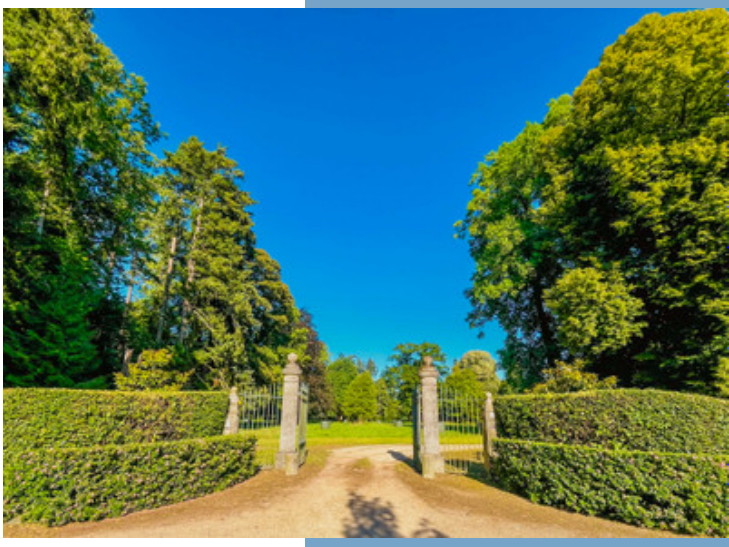
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- Former estate of Marquis de Baglion de la Dufferie
- Exceptional setting, surrounded by century-old tre
- Rooves and structural work renovation completed
- Several outbuildings including a gite/guest house
-

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Exceptional Estate in Normandy, just 15 min from Lisieux in Calvados, featuring a 1742 château enlarged in the 19th century and partially renovated (rooves and timberwork restored in 2016, structural work completed in 2025, west wing fully refurbished with 3 bedrooms over 110 m²).



DESCRIPTION

1742 château in Normandy with 19th-century additions, built of stone and brick with slate roofing, offering:

WEST WING (Renovated) – 110 m² of living space

Ground Floor:
- Fitted kitchen (30 m²), equipped with 5-burner range cooker, two ovens, wood-bruning stove, double sink, central island, terracotta tile flooring;
- 15 m² office (terracotta tile floor);
- 5 m² Utility room (terracotta tile floor);
- Storage room with boiler.

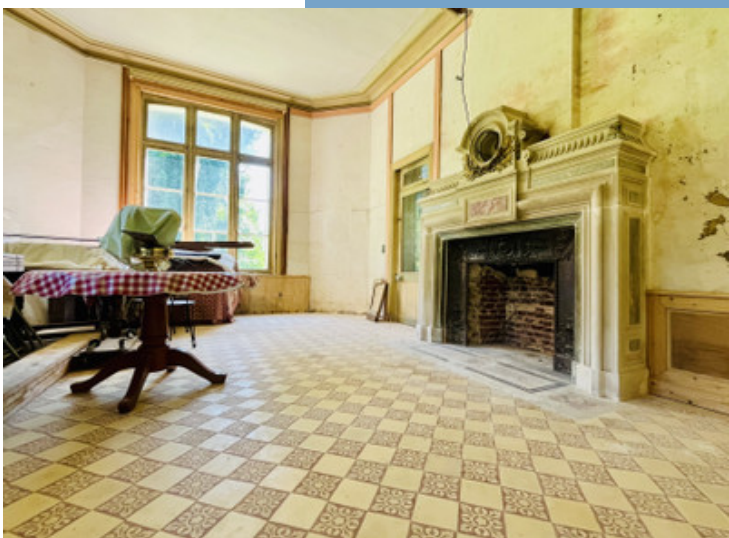


Upper Floor:
- Landing leading to 3 parquet-floored bedrooms (9.9 m², 8.6 m² & 16 m²);
- Bathroom (tiled), with bath and a washbasin, 4.4 m² ;
- Shower room (tiled), with washbasin, 3.5 m²;
- Separate WC.

Gas heating + 17 kW wood stove in the kitchen

Energy rating: E (304 kWh/m²/year), GHG emissions: E (58 kg CO□/m²/year)

MAIN CHATEAU (approx. 450 m² to be renovated)



Ground Floor:
- Vestibule with closet / serving hatch (10 m²), fleur-de-lis patterned stone floor;
- Guest WC with washbasin (tiled);
- 31 m² dining room with open fireplace ready to be connected (flue installed, facing still to be completed), parquet flooring;
- 25 m² entrance hall (stone floor);
- 32 m² billiard room with patterned stone floor, monumental stone fireplace (ornamental), marble inlays and brick hearth;
- 53 m² living room with parquet floor and open fireplace (to be connected to a flue and facing to be completed);

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A37953NSD14

COMPLETE FILE AND PHOTO ON REQUEST

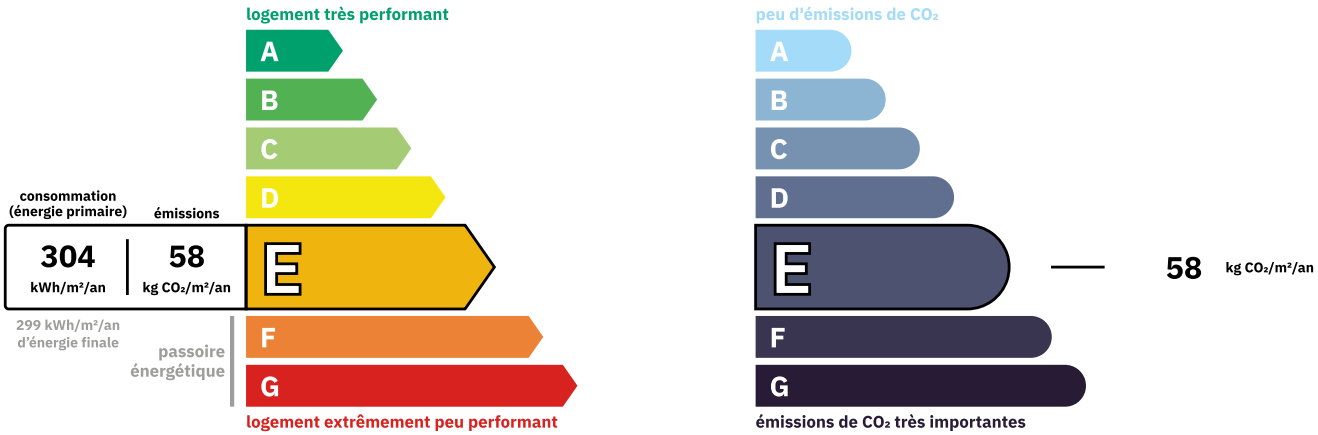
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 3470 € and 4740€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

Réf :A37953NSD14
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