



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

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WITH 1742 CHÂTEAU,  
GUESTHOUSE,  
OUTBUILDINGS & LISTED  
HERITAGE ...



PROPERTY FACT FILE	
REFERENCE	A37953NSD14
PRICE	€ 1,275,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	225 m <sup>2</sup>
LAND	103498 m <sup>2</sup>
TOWN	Lisieux
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Hotel
CONDITION	To be renovated, Habitable
FEATURES	Other Drainage, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Former estate of Marquis de Baglion de la Dufferie
- Exceptional setting, surrounded by century-old trees
- 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 m<sup>2</sup>).

## DESCRIPTION

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

WEST WING (Renovated) – 110 m<sup>2</sup> of living space

Ground Floor:

- Fitted kitchen (30 m<sup>2</sup>), equipped with 5-burner range cooker, two ovens, wood-bruning stove, double sink, central island, terracotta tile flooring;
- 15 m<sup>2</sup> office (terracotta tile floor);
- 5 m<sup>2</sup> Utility room (terracotta tile floor);
- Storage room with boiler.

Upper Floor:

- Landing leading to 3 parquet-floored bedrooms (9.9 m<sup>2</sup>, 8.6 m<sup>2</sup> & 16 m<sup>2</sup>);
- Bathroom (tiled), with bath and a washbasin, 4.4 m<sup>2</sup> ;
- Shower room (tiled), with washbasin, 3.5 m<sup>2</sup> ;
- Separate WC.

Gas heating + 17 kW wood stove in the kitchen

Energy rating: E (304 kWh/m<sup>2</sup>/year), GHG emissions: E (58 kg CO<sub>2</sub>/m<sup>2</sup>/year)

MAIN CHATEAU (approx. 450 m<sup>2</sup> to be renovated)

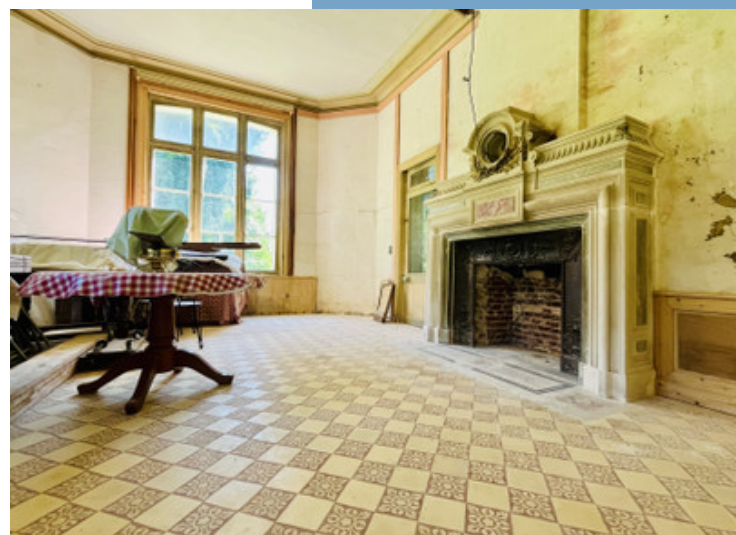
Ground Floor:

- Vestibule with closet / serving hatch (10 m<sup>2</sup>), fleur-de-lis patterned stone floor;
- Guest WC with washbasin (tiled);
- 31 m<sup>2</sup> dining room with open fireplace ready to be connected (flue installed, facing still to be completed), parquet flooring;
- 25 m<sup>2</sup> entrance hall (stone floor);
- 32 m<sup>2</sup> billiard room with patterned stone floor, monumental stone fireplace (ornamental), marble inlays and brick hearth;
- 53 m<sup>2</sup> 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](#)

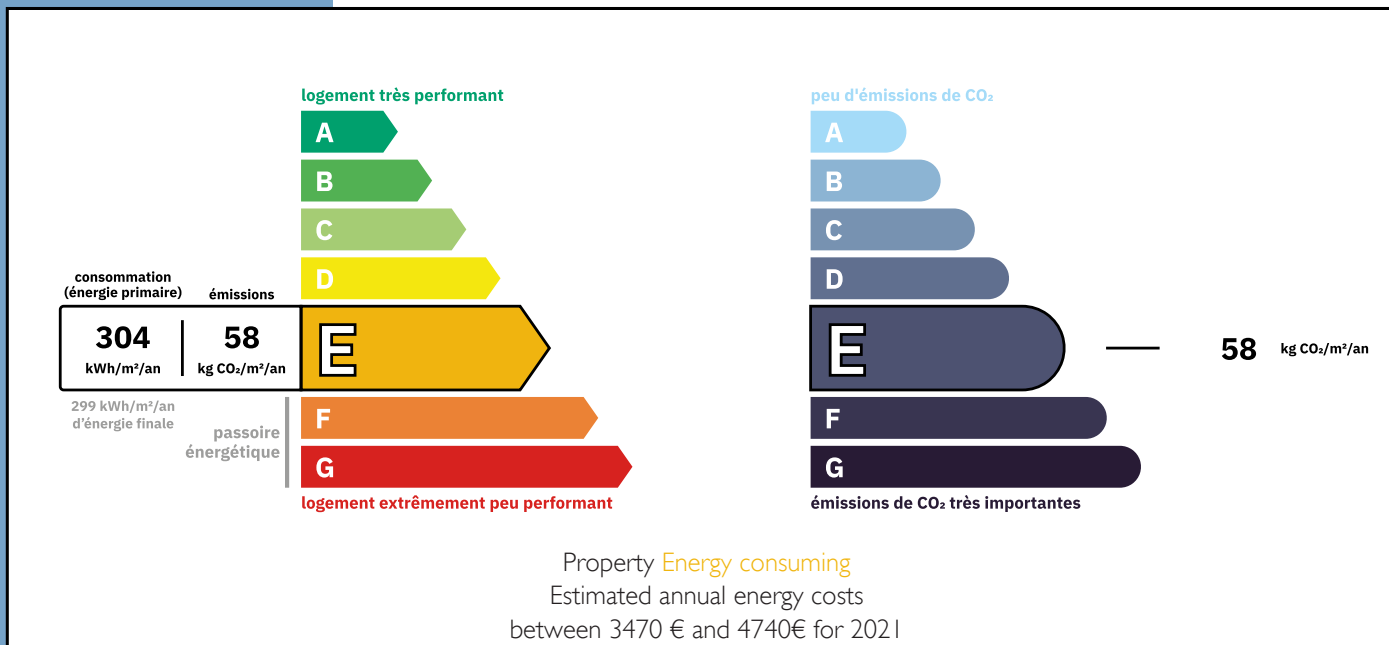


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A37953NSD14  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**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)