

MAGNIFICENT 1830 NORMAN MANOR WITH EQUESTRIAN FACILITIES – 3 HA, 30 MINS FROM DEAUVILLE

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A40303MRO14
PRICE	€ 737,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	2
ACCOMMODATION	220 m²
LAND	28962 m²
TOWN	Rocques
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Private drainage, Garage, Private parking

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





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- 1830 Augeron manor near Lisieux, 30 mins Deauville
- 3 ha of gardens, orchard & peaceful pond
- Bright cathedral living room full of charm
- Five bedrooms with bespoke, refined décor
- Private stables & paddocks in Normandy

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Elegant Country Home near Lisieux – Authentic Charm & Refined Style

Just 5 minutes from Lisieux and 30 minutes from Deauville, this

DESCRIPTION

Exceptional Norman Country House near Lisieux
Authentic Charm, Refined Decoration and Bucolic Elegance
1. A Privileged Location between Countryside and Coast

Just 5 minutes from Lisieux train station (direct service to Paris in 1h30) and 30 minutes from Deauville, this beautiful gentilhommière enjoys the perfect balance between tranquillity and accessibility. Nestled in peaceful countryside yet close to all amenities, it offers an exceptional quality of life — calm and privacy without isolation. Shops, schools, and beaches are all within easy reach, while the lush setting preserves an atmosphere of serenity and discreet exclusivity.



2. An Authentic Gentilhommière Restored with Great Taste

Built in the traditional Augeron style with stone and half-timbering under old terracotta tiles, this 19th-century property has been meticulously renovated to the highest standards.
Its authentic character has been carefully preserved, with terracotta floors, parquet, exposed beams and fine craftsmanship throughout. The interior décor is particularly elegant — inspired by travel and refined details such as carved Indian doors — creating a warm, soulful home that blends timeless charm with understated luxury.

3. Generous Volumes and a Bright, Harmonious Layout – Approx. 220 m² of Living Space

The house offers superb reception areas, bathed in natural light, with an ideal flow for family life or entertaining.



Ground floor:

Entrance hall with cloakroom (8 m²)

Impressive cat...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40303MRO14
COMPLETE FILE AND PHOTO ON REQUEST

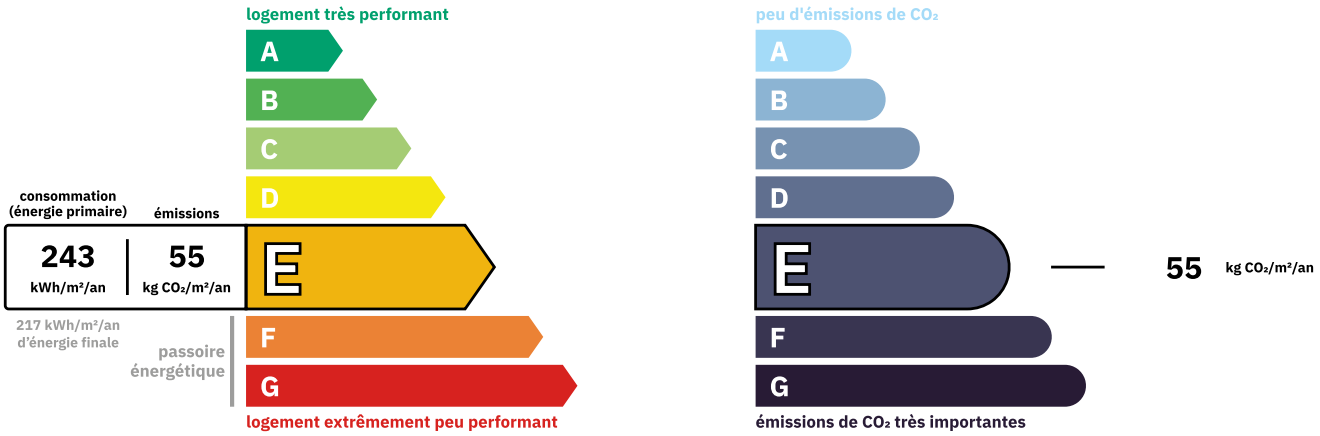
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 6590 € and 8970€ for 2023

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 :A40303MRO14
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
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