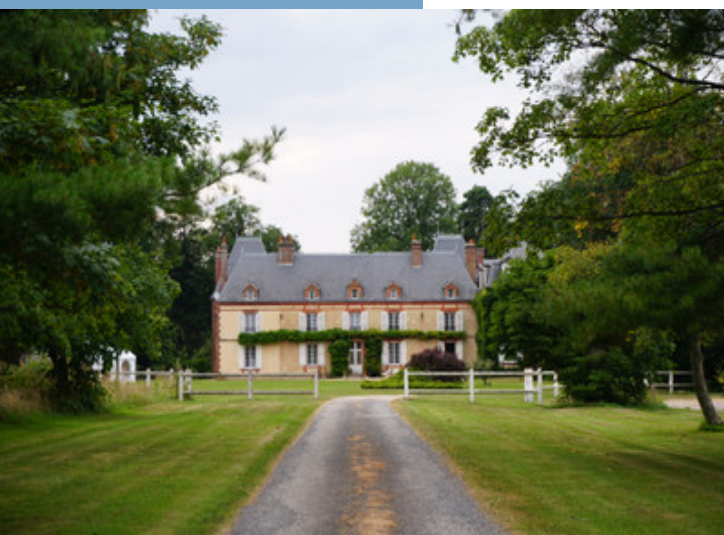




FOR SALE MAGNIFICENT PROPERTY SITUATED
BETWEEN EURE AND ORNE: CHÂTEAU,
OUTBUILDINGS, PARKLANDS, GÎTES, ..;

www.leggettprestige.com

FOR SALE MAGNIFICENT
PROPERTY SITUATED
BETWEEN EURE AND
ORNE: CHÂTEAU,
OUTBUILDINGS,
PARKLANDS, GÎ...



PROPERTY FACT FILE

REFERENCE	TI12222LOK27
PRICE	€ 1,437,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	16
BATHROOM	9
ACCOMMODATION	650 m ²
LAND	56674 m ²
TOWN	Saint-Antonin-de-Sommaire
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, Country House, Equestrian
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Private parking

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



- 17th-century château (650m²) and its 6-ha grounds
- Hosting events, gîtes, etc.
- beautiful, well-tended park
- very well renovated annexe (reception area)
-

FOR SALE MAGNIFICENT
PROPERTY SITUATED
BETWEEN EURE AND
ORNE: CHÂTEAU,
OUTBUILDINGS,
PARKLANDS, GÎ...
Ref : T112222LOK27

RARE FOR SALE: Magnificent 17th century Norman château (Orne/Eure border), with private and rental (gîtes) areas. Activity ended 3-4 years ago. The rental areas in the château and outbuildings are very well refurbished and up to standard. The private part on the ground floor of the château still needs to be renovated and

DESCRIPTIF

RARE FOR SALE :

This magnificent property is ideally situated to the west of the Paris Basin (130 km from Paris), on the borders of the Eure and Orne departments, near Verneuil sur Avre, in the heart of Normandy in the wooded region of the Pays d'Ouche.

Close to the town of L'Aigle: train station less than 2 hours from Paris (Gare Montparnasse), schools, supermarkets, hospital, etc.

The château and its well-kept grounds set in the heart of the Normandy countryside

A long tree-lined driveway (approx. 300 m) leads to the chateau and its annexes (on the left: pasture with horses; on the right: a large car park).

This vast and beautiful property began to be refurbished in the 2000s, to accommodate 120 people (room) and around 50 beds.

Recent work to install heat pumps (PàC) has enabled the site to be better maintained (3 PàC: 2 for the château and 1 for the annex). All the windows have also been replaced (53 double-glazed and PVC windows). Thanks to these recent improvements, the energy rating is now C (and the GHG rating is A).

This magnificent Norman château dates back to 1630 (and was then gradually refurbished in 1830 and 1895). It is built over a crawl space (no worries about damp), and has 27 rooms with almost 650m² of living space, in grounds of almost 6ha.

The gîte and event reception business (now closed) used to host around 35 events a year. This property is immediately ready for events (compliant with standards: fire doors, PRM, fire extinguishers, evacuatio

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/T112222LOK27>

COMPLETE FILE AND PHOTO ON REQUEST



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

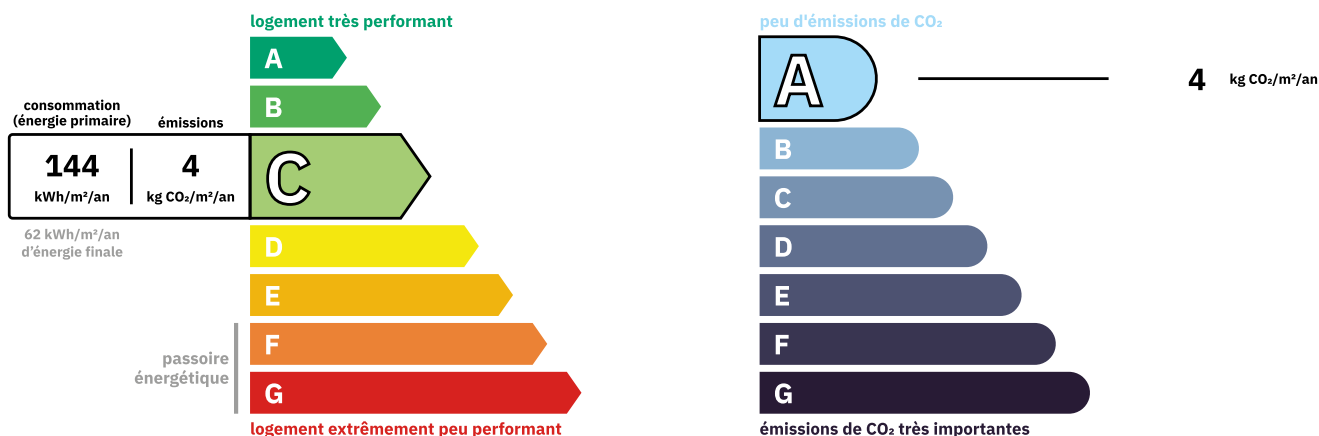
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FOR SALE MAGNIFICENT
PROPERTY SITUATED
BETWEEN EURE AND ORNE:
CHÂTEAU, OUTBUILDINGS,
PARKLANDS, GÎ...

Ref : TI I2222LOK27

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 5750 € and 7830€ 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

Réf : TI I2222LOK27
FILE COMPLETE
AND PHOTOS
ON REQUEST

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