

## Prestigious estate in Normandy

At the end of a driveway bordered by grassland, out of sight, you'll discover this 16th-century Norman estate just a stone's throw from the D-Day landing beaches.

This family property has a collection of accommodation and buildings that can be used for hotels, events and equestrian activities. Its landscaped gardens, moats and covered, heated swimming pool give the property a certain prestige.

Around a central main courtyard are the manor house, a first building comprising garages and a beautiful open space, and a second building with two rows of loose boxes and an orangery.

This is what you'll find in the authentic Norman manor house, with its thick stone walls and slate roof.

It comprises a main residence and several self-contained units.

The main house: a large through room (36 m<sup>2</sup>) with fireplace, a lounge (31m<sup>2</sup>) with pellet stove, a second lounge (24 m<sup>2</sup>), a fitted kitchen (30m<sup>2</sup>), a bedroom (19m<sup>2</sup>), a boiler room (4.5m<sup>2</sup>), a linen room (23m<sup>2</sup>) and a utility room. The garden leads to the swimming pool.

Housing :

Large gite with separate entrance: this two-storey house includes a garage and private garden, a spacious, convivial lounge (58m<sup>2</sup>) with a beautiful fireplace and woodburner, a fitted kitchen (29m<sup>2</sup>), four bedrooms, three bathrooms and separate toilet.

An enclosed terrace with barbecue.

Two first-floor flats with separate entrances:

The first gite is an independent three-room flat that can accommodate up to five people. It comprises a living room and a small fully-equipped kitchen, two bedrooms, a bathroom and a toilet.

The second gite is an independent two-room flat:

It comprises a living room and a small fitted kitchen, as well as a bedroom with en suite bathroom and toilet.

Together with the manor house, two other buildings form the main courtyard of the estate:

The first building comprises two garages, a shed, an 80m<sup>2</sup> multi-purpose room and an extra studio.

Le second bâtiment comprend deux rangées de 6 boxes et un grand espace disponible à l'étage de 220m<sup>2</sup> à l'étage .

Land area: around 4 hectares comprising paddocks enclosed by lices and grassland enclosed by natural hedges.

Additional information:

Covered swimming pool (11m by 5m), heated by a heat pump.

An outdoor shower room for the swimming pool.

An outdoor summer kitchen (10m<sup>2</sup>)

Oil-fired central heating: Weismann boiler

Electric heating in the gites.

Reception car park.

Whether you're a horse lover or looking for a family, hotel or events project in Normandy, this character property nestling in a beautiful, bucolic landscape will not leave you indifferent.

Négociation envisageable

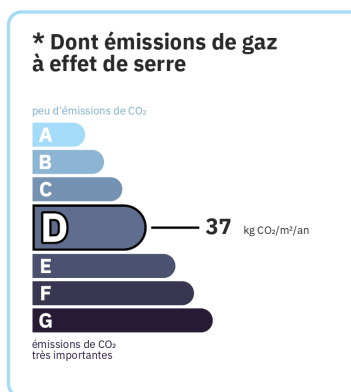
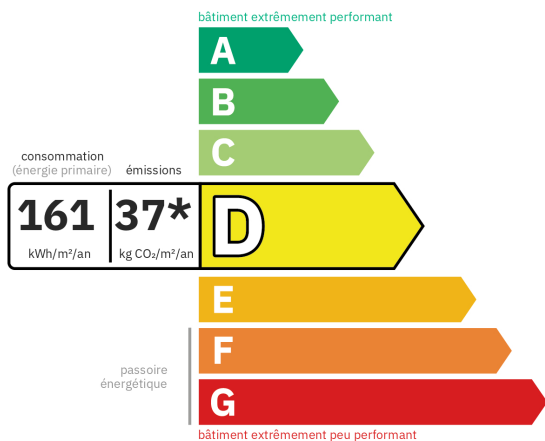
Non-contractual document information.

"Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

In accordance with article L. 561-5 of the French Monetary and Financial Code, you will be asked to provide a copy of the identity document of all visitors before any visit.

## Overview

Property ID	VM340
Property Price	900 000 €
Size	514.00
Land Area Size	05 ha ha
Net selling price	0 €
Fees payable by	SELLER
Fees (incl. VAT)	0 €
ECD	D (161)
GHG	D (37)
Date of completion of the ECD	21/02/2024
ECD version	2021
Estimated costs min	5 900 €
Estimated maximum costs	8 020 €
Reference year for calculating costs	2021



## Photos





## Contact

Jean-François COURSAN  
Phone Number : 00 33 (0)6 74 57 78 66  
Email : [jfcoursan@equine-quest.com](mailto:jfcoursan@equine-quest.com)