

Beautifully presented estate with timber framed house, pool and views over 7 hectares of land with a pond



INFORMATION

Town:	Pont-l'Évêque
Department:	Calvados
Bed:	7
Bath:	3
Floor:	370.94 m2
Plot Size:	74393 m2

IN BRIEF

Discover this stunning Norman-style estate for sale, set on over 17 acres of land ideal for horse breeding or rural living.

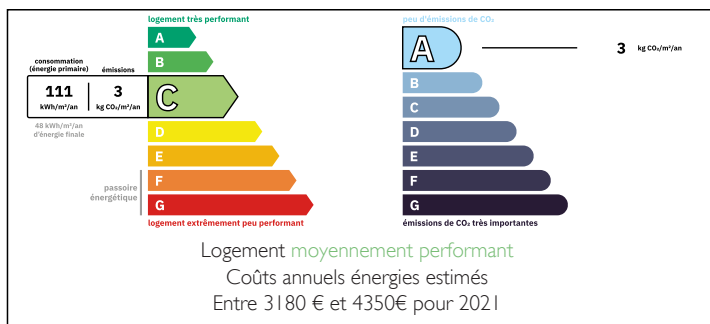
The house includes a 105 m² living and dining area with a large stone fireplace and exposed beams, complemented by an open-plan kitchen. There are 7 bedrooms, 1 bathroom, and 2 shower rooms.

All ground floor rooms open onto a large panoramic terrace facing south and west and offering stunning views over the surrounding countryside. Additional features include a heated indoor swimming pool and a double garage in the basement.

The house is surrounded by a large landscape garden and over 6 hectares of fenced pasture with a hay barn making the property ideal for horses lovers. A spring-fed pond and a wooded area enhance the grounds.



ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 3220 EUR

NOTES

DESCRIPTION

Beyond an elegant stone entrance and wrought-iron gates, a long tree-lined driveway leads you to a beautiful half-timbered house, built in 2005 in the authentic Norman architectural style. With a tile-patterned facade and stone base, the home offers over 370 m² of living space, high-end finishes, and panoramic countryside views.

Ground Floor

- Welcoming entrance hall (9.5 m²) and corridor
- Large bedroom (25.4 m²) with direct access to the south-west facing terrace
- Modern shower room and separate WC
- Spacious open-plan kitchen (32.8 m²) with central island, bar, induction hob, extractor hood, oven, and double sinks
- Expansive living and dining room (105 m²) with double exposure and a monumental stone fireplace
- Home office and cloakroom area
- All rooms open to a travertine terrace with sun exposure throughout the day
- Stone flooring with geothermal underfloor heating, double-glazed windows, and electric roller shutters

First Floor

- Large mezzanine landing (31.7 m²)
- Six bedrooms (from 11.3 m² to 28.6 m²), including two with private balconies
- One bathroom (10 m²), a shower room (4 m²), and two separate WCs
- All bedrooms feature reversible air conditioning

Basement & Pool Area

- Technical rooms: boiler room with geothermal heat pump, hot water tank, water softener, and central vacuum system
- Separate shower room with WC
- Heated indoor swimming pool (10.5 m x 4 m) with sliding doors, travertine flooring, and direct garden access
- Double garage with automatic door

Exterior & Land

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