LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36894AMO76 Price: 424 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (400 000 EUR without fees)

# Unique Countryside Estate with Renovated Guesthouses, Outbuildings and 9850 M2 of Land















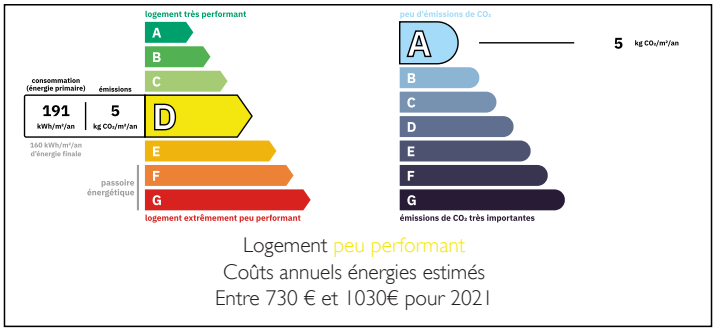
## INFORMATION

| | |
|---|---|
| Town: | Aubéguimont |
| Department: | Seine-Maritime |
| Bed: | 10 |
| Bath: | 5 |
| Floor: | 319 m2 |
| Plot Size: | 9850 m2 |

## IN BRIEF

In Aubéguimont, in the heart of the Normandy countryside, discover this beautiful property comprising a large main house in need of some renovation, along with two fully renovated houses ready to welcome guests or launch a gîte business.
Set on 9850 M2 of land combining meadows, fruit trees, and wooded areas, the estate is ideal for equestrian, agricultural, or tourism-related projects. Barns and outbuildings offer great potential for further development.
A peaceful, secluded location, perfect for nature lovers and lifestyle projects. A rare opportunity for those seeking space and authentic rural charm.

## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 730 € et 1030€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.

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## NOTES

## DESCRIPTION

Nestled in the peace of a small Norman village, this versatile property will charm lovers of nature, authenticity… and big ideas.

The estate comprises a spacious main house full of character, in need of some refreshing, and two fully renovated houses of around 100 m² each — ready to welcome your first guests or comfortably house family and friends. The perfect setting to launch a turnkey gîte or B&B activity.

Set on on 9850 M2 of land, the property features meadows, orchards, wooded areas and shaded paths. It's an ideal environment for horses, a pony club, agro-tourism or simply a self-sufficient life close to nature.

Barns and outbuildings complete the picture, offering a wealth of potential for storage or future development.

With its bucolic charm, renovated spaces, generous volumes and unspoiled natural surroundings, this estate is a rare opportunity to begin a new chapter — in the heart of the countryside.

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