LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38401YAL14 Price: 848 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (800 000 EUR without fees)

Character manor with indoor pool and landscaped park, elegance and prestige in the heart of Normandy















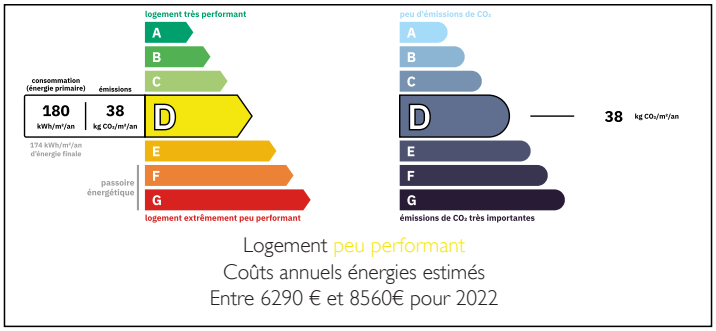
INFORMATION

Town:	Les Moutiers-en-Auge
Department:	Calvados
Bed:	9
Bath:	5
Floor:	420 m2
Plot Size:	5649 m2

IN BRIEF

Set in the lush landscapes of the Pays d'Auge (Calvados/Orne), this early 20th-century brick-and-stone manor perfectly combines Norman charm with high-end amenities. With 420 m² of living space across three levels, it offers spacious reception rooms, 8 bedrooms, an 80 m² loft, and 5 bathrooms. Rare features include an indoor pool with hammam and fireplace, covered terraces, nearly 6,000 m² of landscaped grounds, a children's play area, and a pétanque court. Fully furnished, the property accommodates up to 30 guests and is ideal for a luxury guesthouse or event venue. A rare opportunity combining prestige, profitability, and exceptional quality of life in the heart of Normandy.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6290 € et 8560€ pour 2022

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

Set within the lush, rolling landscapes of the Pays d'Auge (on the border of Calvados and Orne), this magnificent early 20th-century brick and stone manor perfectly embodies the charm of Normandy and the French art of living. Carefully restored, this exceptional residence combines authenticity, generous volumes, and top-quality amenities.

A Residence of Character
Offering 420 m² of living space across three levels, the manor stands out for its architectural elegance and the nobility of its materials, all set within a 5,649 m² landscaped park in the heart of the Norman countryside.

Ground Floor: a majestic 17 m² entrance hall leading to a spacious cloakroom, two kitchens, a 52 m² dining room enhanced by a superb fireplace, a bright living room, and a distinguished library-office.

First Floor: five well-proportioned bedrooms, three bathrooms, and a dressing/laundry area.

Second Floor: an exceptional 80 m² loft with exposed beams, three additional bedrooms, and two bathrooms.

High-End Features & Comfort
Designed with well-being and conviviality in mind, the manor offers rare amenities:
Indoor swimming pool with hammam and fireplace
Two covered terraces, including one with a lounge area and fire pit
Pétanque court, children's play area, and a beautifully wooded park of nearly 6,000 m²
Private parking facilities

An Exceptional Property with Strong Potential
Fully furnished and equipped, the property can accommodate up to 30 guests and is perfectly suited for a luxury guesthouse or as an event venue (weddings, seminars, private receptions). Its rental yield is estimated at over 10% through seasonal