LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42748YAL14 Price: 999 000 EUR

agency fees to be paid by the seller

Exceptional 19-Hectare Estate with 8-Hectare Lake and Event Potential – Normandy















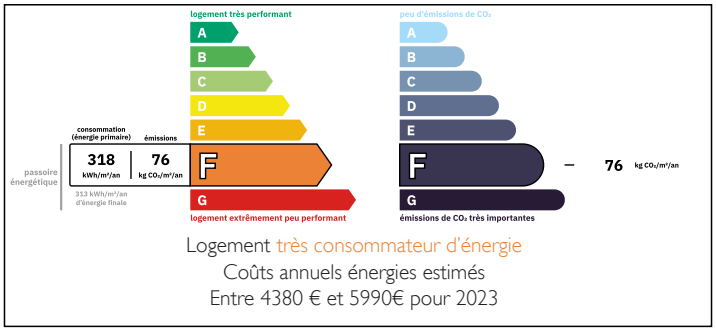
INFORMATION

Town:	Falaise
Department:	Calvados
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	190000 m2

IN BRIEF

Exceptional 19-hectare estate located 7 km from Falaise and 33 km from Caen, in a peaceful and preserved setting. The property includes an 8-hectare fishing lake, a smaller pond, and 11 hectares of woodland. The 140 sqm granite longhouse features a bright 52.5 sqm living area with open-plan kitchen and central stove, 3 bedrooms, shower room, utility room and attic. Garage included. A 650 sqm building currently used to store up to 40 caravans offers strong potential for conversion into an event venue (weddings, receptions). Additional 48 sqm outbuilding and Licence IV. Ideal for tourism, fishing or event projects.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4380 € et 5990€ pour 2023

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.

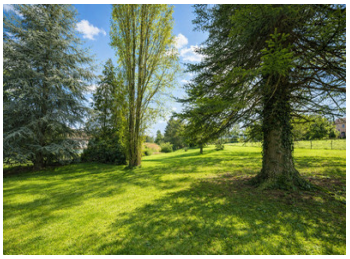
LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42748YAL14 Price: 999 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **1500 EUR**

NOTES

DESCRIPTION

EXCEPTIONAL ESTATE – 19 HECTARES – 8-HECTARE LAKE – EVENT POTENTIAL – FORMER ANNEX OF THE ROYAL ABBEY - CALVADOS, NORMANDY

Located 7 km from Falaise and 33 km from Caen, in an unspoiled and peaceful setting just two minutes from a village with shops and amenities, this exceptional estate extends over approximately 19 contiguous hectares of woodland and water.

A former dependency of the Royal Abbey near Falaise city, the property retains the historic imprint of its monastic past. The main lake, covering around 8 hectares depending on water levels, was historically fed by a natural spring and rainwater, forming part of the abbey's hydraulic network (channels, ditches and wetlands). The site still conveys a rare atmosphere of serenity and depth.

The estate comprises:
* Approximately 11 hectares of woodland
* A main lake of around 8 hectares, renowned among fishing enthusiasts
* A smaller, secure pond suitable for children

A spectacular natural setting, equally suited to private enjoyment or structured development.

--- The Main Residence – Granite Longhouse (the former annex of royal abbey)

This authentic granite stone longhouse, formerly an annex of the abbey and topped with a tiled roof, offers approximately 140 sqm of living space.

Ground floor:
* 52.5 sqm dual-aspect living area with open-plan fitted kitchen, central stove and lounge space
* 19 sqm bedroom
* 12 sqm bedroom
* 7.5 sqm shower room
* 13.5 sqm utility room / vestibule