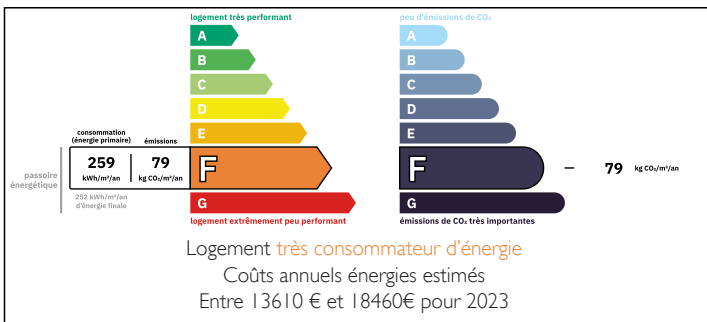


A rare opportunity to acquire a Normandy château estate in one of France's most desirable coastal regions.



## ENERGY - DPE



## INFORMATION

Town:	Teurthéville-Hague
Department:	Manche
Bed:	8
Bath:	5
Floor:	413 m <sup>2</sup>
Plot Size:	80696 m <sup>2</sup>

## IN BRIEF

Hidden from view and approached by a long tree-lined drive, this magnificent 19th-century château is set within approximately 8 hectares (20 acres) of private parkland, woodland and meadows in the highly sought-after Cotentin Peninsula of Normandy. Offering complete privacy, substantial accommodation and remarkable historical interest, this elegant family estate lies just minutes from the coast and within easy reach of the world-famous D-Day beaches.

Beautifully combining period grandeur with modern comfort, the château extends to approximately 413m<sup>2</sup> of living space arranged over four levels. Original features include marble fireplaces, parquet and hardwood floors, panelled walls, ornate ceiling plasterwork, chandeliers and a sweeping oak staircase. The impressive double salon, formal dining room and elegant reception hall provide exceptional entertaining space, while the contemporary fitted

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.



## DESCRIPTION

The property offers up to eight bedrooms and five bathrooms, including a luxurious principal suite with dressing room and private shower room. Several guest suites benefit from modern en-suite facilities, while additional reception rooms, a study, games room, wine cellar and independent guest accommodation provide flexibility for multi-generational living, boutique hospitality or exclusive holiday rentals.

The grounds are a particular highlight. Sweeping lawns bordered by spectacular drifts of mature rhododendrons create an extraordinary landscape setting, complemented by mature specimen trees including Giant Sequoia, oak, beech, magnolia, cherry and walnut. Woodland walks lead to a river forming the northern boundary of the estate, where fishing for trout and eels is available. Historic features include ancient menhirs, a nineteenth-century Monet-style bridge, a traditional greenhouse, walled garden and fascinating Second World War heritage remains.

Further enhancing the estate's appeal are substantial outbuildings including a former carriage house with groom's accommodation offering approximately 115m<sup>2</sup> of potential conversion space, together with a gatehouse suitable for guest accommodation or gîte development, subject to the necessary permissions.

## LOCAL TAXES

Taxe foncière: 2727 EUR

Taxe habitation: 1472 EUR

## NOTES

Château (413m<sup>2</sup>)

Ground Floor: Hallway (10m<sup>2</sup>) Kitchen (9m<sup>2</sup>) Bedroom 9 (12m<sup>2</sup>) Boiler room with Viessmann boiler, Games room (24m<sup>2</sup>), wine cellar, salon du jardin 22.6m Staircase leading to

First Floor: - Reception Hall (21m<sup>2</sup>), Double salon (54m<sup>2</sup>) with fireplaces and French windows to Terrace, Dining room (22m<sup>2</sup>) with French windows leading to Terrace, Fitted modern kitchen/breakfast