LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44195VIC14 Price: 585 000 EUR

agency fees to be paid by the seller

A stunning Gothic château in Clécy set amidst elegant and mature gardens, located in Swiss Normandy.















INFORMATION

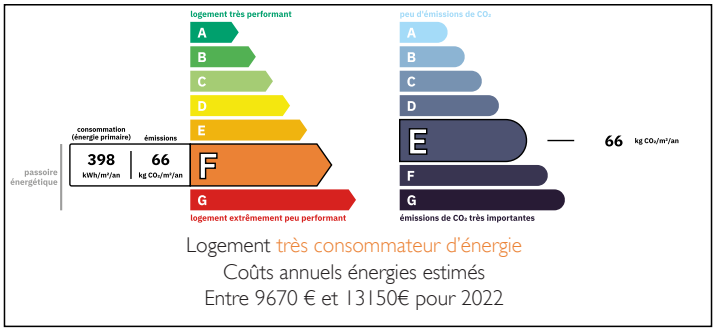
Town:	Clécy
Department:	Calvados
Bed:	7
Bath:	7
Floor:	350 m2
Plot Size:	16000 m2

IN BRIEF

A very rare opportunity to acquire this Gothic château in the rolling countryside of Clécy, in the highly sought-after area of Swiss Normandy. Formerly operated as a hotel, the property offers seven bedrooms, each with its own en suite, as well as an additional outbuilding that could provide further independent accommodation separate from the château. Set within mature gardens rich in established trees and shrubs, the property presents exceptional potential—whether for a bed and breakfast venture, the hosting of events and weddings, or as a spacious family home, or simply a welcoming retreat with ample space for family and friends.

Ideally located within easy reach of the ferry port of Ouistreham, Caen, and the D-Day landing beaches along the north coast, this property enjoys a highly desirable setting.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 9670 € et 13150€ 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

Approached through gates and a sweeping driveway that winds gracefully through the gardens, the château reveals itself with a sense of quiet grandeur. The front door opens into an inviting entrance hall, from which the principal reception room unfolds to the left, enjoying views over the sunken garden at the front of the property. The ground floor also features a warm and characterful kitchen with a wood-burning fire, a scullery/pantry, a comfortable sitting room, a library, a smaller office or reception room, and a light-filled conservatory.

The first floor comprises four beautifully appointed bedrooms, each with its own en suite, two of which benefit from private balconies, alongside an elegant sitting room providing an additional space for relaxation. The second floor offers three further bedrooms, all again with their own en suite facilities, continuing the sense of comfort and refinement throughout.

Outside, the former coach house is currently utilised as storage and workshop space, complemented by a separate boiler room housing the central heating system. In addition, two cottages—partially renovated—offer excellent potential for further accommodation, whether for guests, rental income, or independent living.

An absolutely stunning and unique château, presenting exceptional potential in a truly enchanting setting. Further photographs are available upon request.

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