LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45305SPR50 Price: 464 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (440 000 EUR without fees)

Exceptional 16th-Century Manor House in Normandy, France with chapel and outbuildings







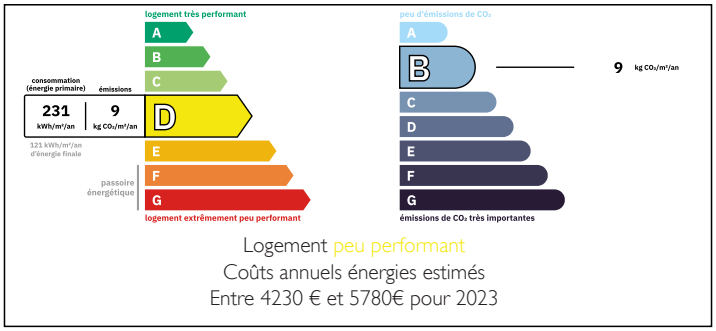








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4230 € et 5780€ pour 2023

INFORMATION

Town:	Néhou
Department:	Manche
Bed:	5
Bath:	2
Floor:	202 m2
Plot Size:	6727 m2

IN BRIEF

Hidden within the rolling Norman countryside, surrounded by centuries-old hedgerows and unspoiled landscapes, this remarkable 15th-century manor house offers a rare opportunity to acquire a genuine piece of French history.

Located in the charming village of Néhou, in the Manche department of Normandy, the property enjoys an enviable position at the heart of the Cotentin Peninsula. It is just 13 minutes from Valognes railway station with direct connections to Paris, 30 minutes from Flamanville, 40 minutes from La Hague and the ferry port of Cherbourg, and only 20 minutes from the beautiful beaches of Normandy's west coast.

The setting is truly exceptional. With no neighbours within 400 metres and no overlooking properties, the estate enjoys complete privacy and uninterrupted views across the peaceful Norman

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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LOCAL TAXES

Taxe foncière:	**1295 EUR**

NOTES

DESCRIPTION

Built in the 15th century, this manor house has preserved the essence of its historic character and authenticity. The warm golden stone of Valognes, impressive period fireplaces, original exposed beams and magnificent stone staircase evoke the understated elegance and prestige of the former seigneurial residences of the Cotentin Peninsula.

The estate also includes a charming private chapel dating from 1655, a particularly rare heritage feature that adds a unique dimension to the property and enhances its historical significance.

The manor offers approximately 200 square metres (2,150 sq ft) of living accommodation.

The ground floor is centered around an elegant entrance hall leading to a remarkable original stone staircase. The heart of the house is a spacious 36 m² reception room featuring an imposing Valognes stone fireplace. This level also includes a study, a bedroom, a bathroom, a separate WC, a kitchen and a conservatory overlooking the grounds.

On the first floor, an impressive principal bedroom of approximately 36 m² with its own fireplace enjoys views over the estate. Three additional bedrooms and a family bathroom provide comfortable accommodation for family and guests alike.

Two substantial attic spaces, accessed via a second stone staircase, offer significant potential for conversion into additional living accommodation, subject to any necessary permissions.

The estate extends to approximately 6,700 m² (1.65 acres) and includes:

- A natural pond
- An orchard
- A traditional well
- The private chapel