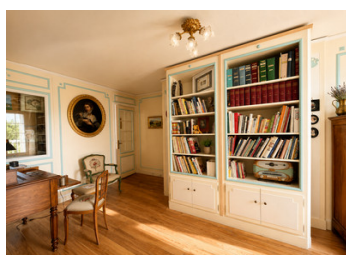
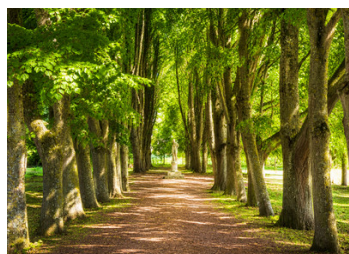


Elegant Equestrian Estate – Main House, Guest Cottage, 3.52 ha, Park & Pond near Historic Falaise



INFORMATION

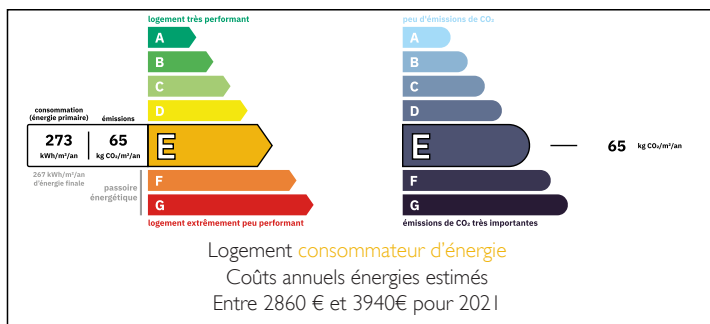
Town:	Falaise
Department:	Calvados
Bed:	5
Bath:	3
Floor:	270 m2
Plot Size:	35200 m2

IN BRIEF

Elegant Character Equestrian Estate near Falaise – 3.52 Hectares

Just minutes from the historic town of Falaise, this lovely property features a beautifully renovated 180 m² main house, a 70 m² independent guest cottage, magnificent landscaped gardens with a pond, stream and orchard, and 2.26 hectares of fenced pasture ideal for horses. Additional buildings include stables, a former caretaker's cottage for renovation, a traditional dovecote, a stone garage and extensive storage facilities. A rare and elegant property, perfectly suited as a prestigious family home, or holiday rental business, within easy reach of Caen, Paris and the Normandy coast.

ENERGY - DPE



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

CHARACTER PROPERTY ON THE OUTSKIRTS OF FALAISE – 3.52 HECTARES

Just a few minutes from Falaise, the historic medieval town renowned as the birthplace of William the Conqueror, this property is a true hidden sanctuary. Completely screened from the road by mature hedges, nothing hints at what lies beyond. Once through the impressive entrance gates, a magnificent cross-shaped driveway lined with centuries-old lime trees leads towards the buildings, creating an impressive first impression.

Set within 3.52 hectares (8.7 acres) of beautifully landscaped grounds, this exceptional property perfectly combines the charm of the Normandy countryside, the comfort of recent renovations and equestrian facilities.

The main house, extending to approximately 180 m² (1,937 sq ft), has undergone extensive recent improvements, particularly throughout the ground floor. High-quality finishes include beautiful travertine flooring, generous living spaces, abundant natural light and carefully selected materials.

The ground floor comprises:

- a spacious 23 m² fully fitted and equipped kitchen;
- an elegant 44 m² reception room flooded with natural light;
- a comfortable 18 m² bedroom with its own en-suite shower room, allowing for convenient single-level living;
- a large utility/laundry room and a partial basement.

Upstairs, the property retains all the charm of a traditional country residence, with period mouldings and a warm, inviting atmosphere. It offers:

- a delightful 15 m² library;
- a 16 m² study;
- two bedrooms measuring 17 m² and 10 m²;
- a family bathroom.

The attic is entirely suitable for conversion, offering

LOCAL TAXES

Taxe foncière: 1828 EUR

NOTES