LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47535JTH50 Price: 877 659 EUR

agency fees to be paid by the seller

Historic Normandy Farm-Manor with 263m of living space and generous outbuildings, courtyard and grounds















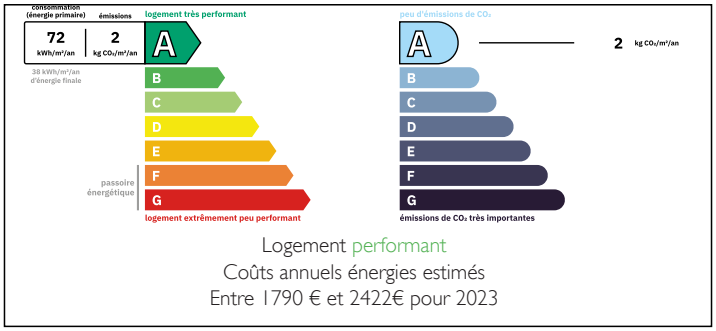
INFORMATION

Town:	Audouville-la-Hubert
Department:	Manche
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Leggett-Immo. Enter the property through iron gates the drive towards a private courtyard, passing beneath a stone archway adorned with heraldic relief. Beyond, a historic Normandy farm-manoir awaits, its buildings dating from the 16th and 19th centuries. Double doors open into an impressive entrance hall, where polished stone stairs rise to the first floor. To one side is the kitchen, with a striking fireplace and access to the utility area and rear garden. The reception hall leads to a formal dining room with exposed beams and historic fireplace, and a superb south- and west-facing living room with a beautiful fireplace and French doors opening onto the terrace. Four generous bedrooms and two bathrooms occupy the first floor, while the loft includes a bedroom/library and considerable scope for further development. A walled garden, summer kitchen and two terraces complete...

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.

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LOCAL TAXES

Taxe foncière:	**750 EUR**

NOTES

DESCRIPTION

Leggett-Immo presents, A remarkable Normandy residence with history, presence and possibility

There are properties that are simply houses, and then there are properties that make an impression before you have even reached the front door.

La Cour is very much in the latter category.

The approach begins at a set of imposing iron gates at the entrance to the driveway. Follow the drive towards the private courtyard and the character of the property gradually reveals itself, passing through a beautiful stone archway with heraldic relief before arriving in the heart of this remarkable historic ensemble.

The courtyard opens dramatically to reveal the spectacular residence and the huge outbuilding — an impressive ensemble whose history spans the 16th and 19th centuries.

It is a setting that immediately conveys the scale and importance of the property, while retaining the intimacy and charm of a traditional Normandy manoir.

A grand entrance

The main house is entered from the courtyard through substantial double doors, opening into a generous entrance hall.

The first impression is one of space, light and architecture. Dominating the hall is an impressive flight of polished stone stairs, leading gracefully towards the first floor and providing a magnificent centrepiece to the house.

From the entrance hall, the property begins to unfold naturally.

To one side lies the separate kitchen, featuring an impressive fireplace which provides an immediate reminder of the age and character of the building. Beyond the kitchen is a useful rear utility area, with access continuing out towards the rear garden.

Returning to the...