LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: T112222LOK27 Price: 1 378 000 EUR

agency fees to be paid by the seller

17th-Century Château in Normandy, 650 m Restored with Grounds and Outbuildings, 2h from Paris















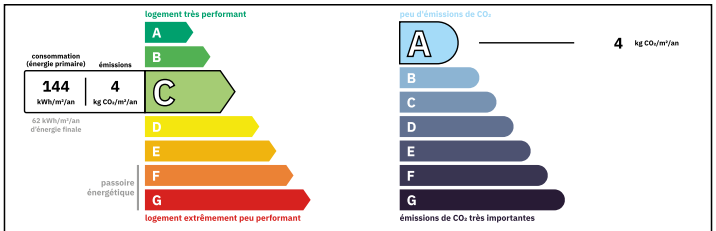
INFORMATION

Town:	ST ANTONIN DE SOMMAIRE
Department:	Eure
Bed:	16
Bath:	9
Floor:	650 m2
Plot Size:	56674 m2

IN BRIEF

RARE FOR SALE: Magnificent 17th century Norman château (Orne/Eure border), with private and rental (gites) areas. Activity ended 3-4 years ago. The rental areas in the château and outbuildings are very well refurbished and up to standard. The private part on the ground floor of the château still needs to be renovated and refurbished. 900 m² of living space and 6 ha of land.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 5750 € et 7830€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr







LOCAL TAXES

Taxe foncière:	**3979 EUR**

NOTES

DESCRIPTION

Exceptional Château in Normandy – Just 2 Hours from Paris

Rare opportunity: Located only 130 km from Paris, at the gateway to Normandy, this exceptional 17th-century château, set within nearly 6 hectares of landscaped grounds, embodies French elegance and refinement.

A privileged setting

In the heart of the Pays d'Ouche, between Eure and Orne, the property benefits from a preserved and verdant environment. A majestic 300-metre tree-lined driveway leads to the château and its annexes, offering a unique and prestigious atmosphere from the very first approach.

The château

Built in 1630 and subsequently remodelled in the 19th century, the château is set on a crawl space (no humidity issues) and offers approx. 650 m² of living space, with 27 rooms across three levels.

Ground floor: The private living quarters are mainly on this level (with two additional bedrooms upstairs). Refreshing works are to be expected (painting, ceilings, and ground-floor electrics).
An entrance hall (6 m²) opens onto the east façade, while a second entrance leads to a bright 30 m² glazed gallery with wooden staircase. The ground floor includes: a 24 m² office with parquet flooring, a 30 m² laundry room, an 11 m² utility room with WC, a 29 m² parquet-floored salon with marble fireplace and moulded ceiling, a second 32 m² office, a 29 m² dining room with Renaissance fireplace (with original cast-iron radiators and terracotta floor tiles dating from 1630), a 21 m² kitchen with piano (to refurbish), a boiler room (8 m², with two 200L and two...