

Ref: A33481YAL14

Price: 595 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (562 000 EUR without fees)

Unique 18th-century Convent Property with Chapel, B&B and Garden – Saint-Pierre-en-Auge (Calvados)



INFORMATION

Town: Saint-Pierre-en-Auge

Department: Calvados

Bed: 8

Bath: 5

Floor: 450 m²

Plot Size: 2317 m2









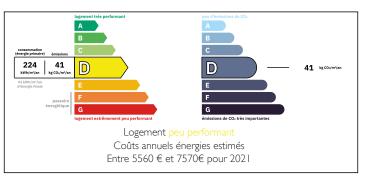




IN BRIEF

For sale in Saint-Pierre-en-Auge (Calvados), stunning I8th-century former convent with chapel, now a charming B&B. 400 m² across 3 floors with a 2,300 m² enclosed garden. Main house includes private quarters, 4 en-suite guest rooms, breakfast room in the chapel, leisure area, and convertible attic. Outbuilding features gym, spa, sauna, terrace, office, and gîte potential. Full of character: stained glass, stone and brickwork, fireplace. Strong tourism potential in a quiet location close to shops and services. More info available upon request.

ENERGY - DPE



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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 habitation: EUR

NOTES

DESCRIPTION

FOR SALE, Rare opportunity

Unique 18th-century Convent Property with Chapel, B&B and Garden – Saint-Pierre-en-Auge (Calvados)

Price: 595 000 EUR

Located in the heart of the picturesque Pays d'Auge, this remarkable former convent from 1750, once home to the Sisters of Providence of Lisieux, offers a rare blend of history, character, and tranquility.

- Living area: approx. 400 m² over 3 floors
- Enclosed garden: $2,300 \text{ m}^2$ with mature trees and lush vegetation
- Main residence + converted outbuilding
- Period chapel with stained-glass windows and bell tower

Main house includes:

Ground floor (private owner's space): entrance, living room with fireplace, kitchen, dining area, 2 offices, 4 bedrooms, bathroom, WC

First floor: 4 en-suite guest rooms, chapel (used as guest lounge and breakfast room), second kitchen, utility/laundry room

Second floor: large games room/library/billiards space, plus 70 m² still available for conversion (ideal for guest accommodation)

Outbuilding features:

Wellness area: gym, sauna, spa, terrace

Office and 2 additional rooms that can be turned into a self-contained gîte

Covered outdoor area with barbecue, facing the garden

Highlights:

Strong potential and existing success as a Bed & Breakfast

Central location: shops, schools, local events nearby Rare architectural charm: stone and brickwork, stained-glass windows, peaceful retreat in total privacy