

Beautifully presented estate with timber framed house, pool and views over 7 hectares of land with a pond



INFORMATION

Town:	Pont-l'Évêque
Department:	Calvados
Bed:	7
Bath:	3
Floor:	370.94 m ²
Plot Size:	74393 m ²

IN BRIEF

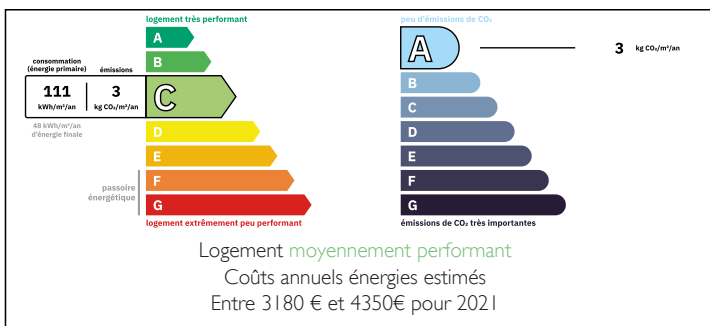
Discover this stunning Norman-style estate for sale, set on over 17 acres of land ideal for horse breeding or rural living.

The house includes a 105 m² living and dining area with a large stone fireplace and exposed beams, complemented by an open-plan kitchen. There are 7 bedrooms, 1 bathroom, and 2 shower rooms.

All ground floor rooms open onto a large panoramic terrace facing south and west and offering stunning views over the surrounding countryside. Additional features include a heated indoor swimming pool and a double garage in the basement.

The house is surrounded by a large landscape garden and over 6 hectares of fenced pasture with a hay barn making the property ideal for horses lovers. A spring-fed pond and a wooded area enhance the grounds.

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

Beyond an elegant stone entrance and wrought-iron gates, a long tree-lined driveway leads you to a beautiful half-timbered house, built in 2005 in the authentic Norman architectural style. With a tile-patterned facade and stone base, the home offers over 370 m² of living space, high-end finishes, and panoramic countryside views.

Ground Floor

- Welcoming entrance hall (9.5 m²) and corridor
- Large bedroom (25.4 m²) with direct access to the south-west facing terrace
- Modern shower room and separate WC
- Spacious open-plan kitchen (32.8 m²) with central island, bar, induction hob, extractor hood, oven, and double sinks
- Expansive living and dining room (105 m²) with double exposure and a monumental stone fireplace
- Home office and cloakroom area
- All rooms open to a travertine terrace with sun exposure throughout the day
- Stone flooring with geothermal underfloor heating, double-glazed windows, and electric roller shutters

First Floor

- Large mezzanine landing (31.7 m²)
- Six bedrooms (from 11.3 m² to 28.6 m²), including two with private balconies
- One bathroom (10 m²), a shower room (4 m²), and two separate WCs
- All bedrooms feature reversible air conditioning

Basement & Pool Area

- Technical rooms: boiler room with geothermal heat pump, hot water tank, water softener, and central vacuum system
- Separate shower room with WC
- Heated indoor swimming pool (10.5 m x 4 m) with sliding doors, travertine flooring, and direct garden access
- Double garage with automatic door

Exterior & Land

LOCAL TAXES

Taxe foncière: **3220 EUR**

NOTES