

Prestigious Norman estate in the the Pays d'Auge, 3,ha with guesthouse, and panoramics views



INFORMATION

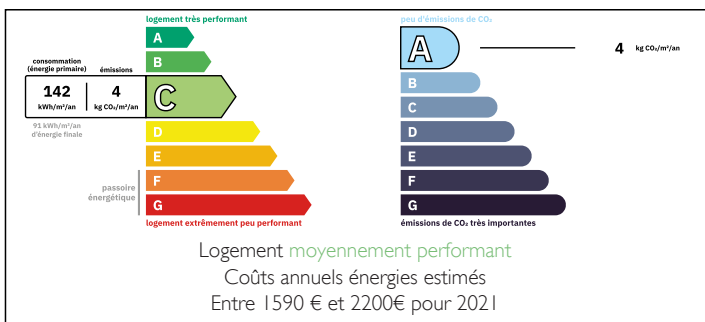
Town:	Lessard-et-le-Chêne
Department:	Calvados
Bed:	8
Bath:	7
Floor:	350 m2
Plot Size:	38500 m2

IN BRIEF

For sale: prestigious Norman estate in the heart of the Pays d'Auge, just 45 km from Caen. Spanning more than 3,8 hectares, this exceptional property features a 250 m² farmhouse and a beautifully restored 315 m² timber-framed annex. The main house offers spacious living areas, exposed beams, fireplaces, and a terrace overlooking a pond. Upstairs, there are multiple bedrooms, elegant bathrooms, and access to the attic. The annex, designed as a guesthouse, includes a reception hall, kitchens, and four large suites. The estate also includes an agricultural barn, organic-certified orchards, and extensive outdoor amenities. Double-glazed windows, aérothermal heating, and renovated roofs ensure comfort. Ideal for a family home or professional venture, this property boasts breathtaking views of orchards, woods, and meadows.



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.



LOCAL TAXES

Taxe foncière: 3500 EUR

NOTES

DESCRIPTION

FOR SALE – PRICE DROP

Stunning Prestige Norman Property in the Heart of the Pays d'Auge

Located 45 km from Caen, this magnificent estate spans over 15.6 hectares of land, offering an idyllic setting between orchards, woodland, and meadows. Comprising a beautiful farmhouse and a perfectly restored half-timbered annex, this property combines character, comfort, and business potential.

Main House (250 m²) – Charm and Authenticity

**Ground floor:

- * Open-plan wooden kitchen (17.5 m²) leading to dining room (16 m²), with fireplace and terracotta tile flooring
- * Living room and small dining area (23 m²), exposed beams, antique fireplace, access to a terrace overlooking the pond
- * Spacious office/entrance hall (32 m²)
- * Bathroom with WC (11 m²)
- * Guest entrance under renovation (26 m²), bay window installed, concrete floor (+ utility room and laundry)

**First floor:

- * Small lounge with insert fireplace (19 m²)
- * Generous landing (27 m²)
- * 2 bedrooms with balcony and tower access (wood flooring, fireplace): 19.5 m² and 16.5 m²
- * Shower room with WC (10 m²)
- * 2 bedrooms with carpeting and exposed beams (12 m² and 14.5 m²)
- * Bathroom and shower: steam room, jacuzzi bath, carpet + WC (3 m²)
- * Access to the **attic** via a monumental staircase, with office, lounge, and bathroom
