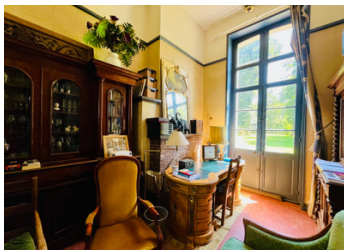


Historic Normandy estate on 25 acres with 1742 château, guesthouse, outbuildings & listed heritage park



INFORMATION

Town:	Lisieux
Department:	Calvados
Bed:	6
Bath:	4
Floor:	225 m2
Plot Size:	103498 m2



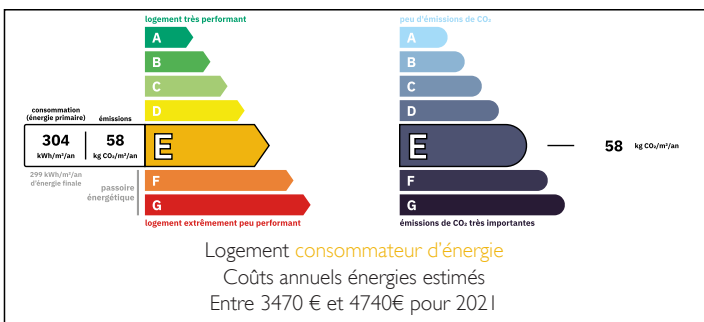
IN BRIEF

Exceptional Estate in Normandy, just 15 min from Lisieux in Calvados, featuring a 1742 château enlarged in the 19th century and partially renovated (rooves and timberwork restored in 2016, structural work completed in 2025, west wing fully refurbished with 3 bedrooms over 110 m²).

Set in a listed 10-hectare (25 acres) English-style park created in 1820, the property hosts 800+ trees, including many century-old specimens across 50+ species among them one of Normandy's tallest giant sequoias (50+ m) and other rare species.

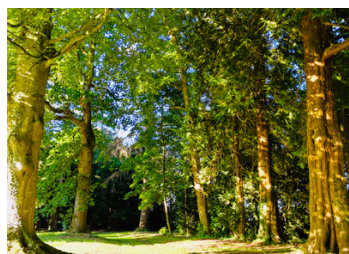
Rich in history, once owned by Marquis de Baglioni, the estate includes several outbuildings: a 19th-century aviary turned into a 3-bedroom guesthouse (115 m²), a superb half-timbered building (to renovate), stables, and a shepherd's house.

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

1742 château in Normandy with 19th-century additions, built of stone and brick with slate roofing, offering:

WEST WING (Renovated) – 110 m² of living space

Ground Floor:

- Fitted kitchen (30 m²), equipped with 5-burner range cooker, two ovens, wood-bruning stove, double sink, central island, terracotta tile flooring;
- 15 m² office (terracotta tile floor);
- 5 m² Utility room (terracotta tile floor);
- Storage room with boiler.

Upper Floor:

- Landing leading to 3 parquet-floored bedrooms (9.9 m², 8.6 m² & 16 m²);
- Bathroom (tiled), with bath and a washbasin, 4.4 m²;
- Shower room (tiled), with washbasin, 3.5 m²;
- Separate WC.

Gas heating + 17 kW wood stove in the kitchen

Energy rating: E (304 kWh/m²/year), GHG emissions: E (58 kg CO₂/m²/year)

MAIN CHATEAU (approx. 450 m² to be renovated)

Ground Floor:

- Vestibule with closet / serving hatch (10 m²), fleur-de-lis patterned stone floor;
- Guest WC with washbasin (tiled);
- 31 m² dining room with open fireplace ready to be connected (flue installed, facing still to be completed), parquet flooring;
- 25 m² entrance hall (stone floor);
- 32 m² billiard room with patterned stone floor, monumental stone fireplace (ornamental), marble inlays and brick hearth;
- 53 m² living room with parquet floor and open fireplace (to be connected to a flue and facing to be

LOCAL TAXES

Taxe foncière: **3868 EUR**

Taxe habitation: **EUR**

NOTES