

Stunning 7-bedrooms château fully renovated in Normandy, set in 7,8 hectares with stables and arena



## INFORMATION

Town:	Pont-l'Évêque
Department:	Calvados
Bed:	7
Bath:	7
Floor:	528 m <sup>2</sup>
Plot Size:	78628 m <sup>2</sup>



## IN BRIEF

Elegant 19th-century château, fully renovated with high-end finishes, blending architectural authenticity with contemporary comfort. Located just 2 hours from Paris and 20 minutes from Deauville, this light-filled 528 m<sup>2</sup> residence features spacious reception rooms, 7 bedrooms, a wellness area (hammam, sauna), a keeper's house, outbuildings, and an integrated equestrian estate.



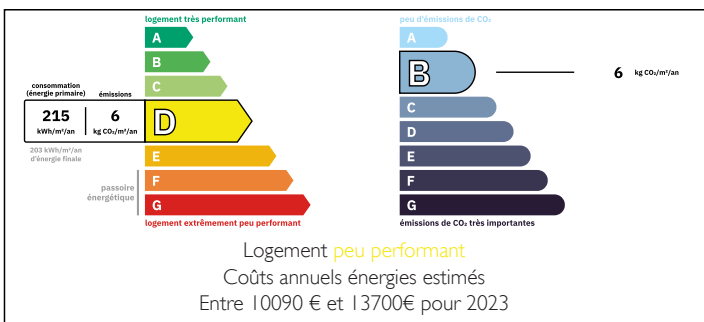
Set in nearly 8 hectares of private grounds, the property includes 9 horse boxes, tack room, riding arena, paddocks and meticulously organized pastures—ideal for top-tier equestrian activity.



This rare estate combines historic charm, modern luxury and functional equestrian facilities. From the first moments you feel at home.

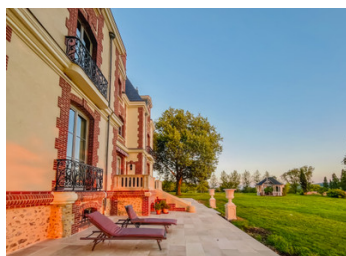
## ENERGY - DPE

Built in stone and brick, the château is distinguished by its beautifully crafted slate roof. The tasteful



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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.



## DESCRIPTION

GROUND FLOOR — Grand reception spaces and refined materials

Upon entering the 24 m<sup>2</sup> hall, your eye is drawn to a classic black and white stone floor. The reception rooms unfold in enfilade, enhanced by point de Hongrie parquet, sculpted wooden and marble fireplaces, and large windows flooding the rooms with light:

- Kitchen (18 m<sup>2</sup>) with stone floor and marble backsplash lit by LED lighting,
- Dining room (33 m<sup>2</sup>) featuring a wooden bar, sculpted wood fireplace, and elegant parquet,
- Two sitting rooms (30 m<sup>2</sup> and 33 m<sup>2</sup>), both with fireplaces—one opens onto a stone terrace overlooking the park, with an external staircase to a lower terrace,
- Office (20 m<sup>2</sup>) with marble fireplace and wood parquet flooring,
- Guest WC with hand basin.

FIRST FLOOR — Prestigious bedrooms and relaxation area

A generous 67 m<sup>2</sup> landing serves as a billiard room, adorned with built-in cupboards and an elegant fireplace. Layout includes:

- Master suite (27 m<sup>2</sup>) with fireplace, en-suite shower room and separate WC,
- Bedroom 2 (24 m<sup>2</sup>) with fireplace, built-in wardrobe and private shower room,
- Office (20 m<sup>2</sup>) with marble fireplace,
- Separate dressing room (13 m<sup>2</sup>) fitted with wardrobes, hanging rails and central island,
- Two separate WCs with hand basins.

SECOND FLOOR — Cozy atmosphere with modern amenities

Featuring wood and carpet flooring, integrated sound system and electric shutters—this floor is designed for privacy and relaxation:

## LOCAL TAXES

Taxe habitation: EUR

## NOTES