

Character manor with indoor pool and landscaped park, elegance and prestige in the heart of Normandy



INFORMATION

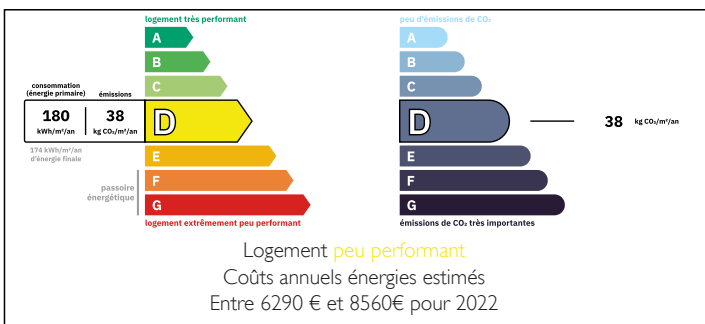
Town:	Les Moutiers-en-Auge
Department:	Calvados
Bed:	9
Bath:	5
Floor:	420 m ²
Plot Size:	5649 m ²



IN BRIEF

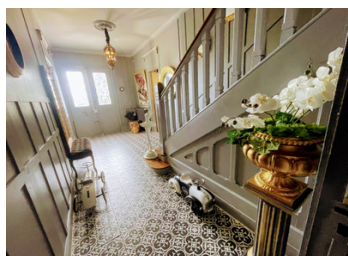
Set in the lush landscapes of the Pays d'Auge (Calvados/Orne), this early 20th-century brick-and-stone manor perfectly combines Norman charm with high-end amenities. With 420 m² of living space across three levels, it offers spacious reception rooms, 8 bedrooms, an 80 m² loft, and 5 bathrooms. Rare features include an indoor pool with hammam and fireplace, covered terraces, nearly 6,000 m² of landscaped grounds, a children's play area, and a pétanque court. Fully furnished, the property accommodates up to 30 guests and is ideal for a luxury guesthouse or event venue. A rare opportunity combining prestige, profitability, and exceptional quality of life in the heart of Normandy.

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

Set within the lush, rolling landscapes of the Pays d'Auge (on the border of Calvados and Orme), this magnificent early 20th-century brick and stone manor perfectly embodies the charm of Normandy and the French art of living. Carefully restored, this exceptional residence combines authenticity, generous volumes, and top-quality amenities.

A Residence of Character

Offering 420 m² of living space across three levels, the manor stands out for its architectural elegance and the nobility of its materials, all set within a 5,649 m² landscaped park in the heart of the Norman countryside.

Ground Floor: a majestic 17 m² entrance hall leading to a spacious cloakroom, two kitchens, a 52 m² dining room enhanced by a superb fireplace, a bright living room, and a distinguished library-office.

First Floor: five well-proportioned bedrooms, three bathrooms, and a dressing/laundry area.

Second Floor: an exceptional 80 m² loft with exposed beams, three additional bedrooms, and two bathrooms.

High-End Features & Comfort

Designed with well-being and conviviality in mind, the manor offers rare amenities:

Indoor swimming pool with hammam and fireplace

Two covered terraces, including one with a lounge area and fire pit

Pétanque court, children's play area, and a beautifully wooded park of nearly 6,000 m²

Private parking facilities

An Exceptional Property with Strong Potential

Fully furnished and equipped, the property can accommodate up to 30 guests and is perfectly suited for a luxury guesthouse or as an event venue (weddings, seminars, private receptions). Its rental yield is estimated at over 10% through seasonal

LOCAL TAXES

Taxe habitation:

EUR

NOTES