LEGGETT IMMOBILIER INTERNATIONAL

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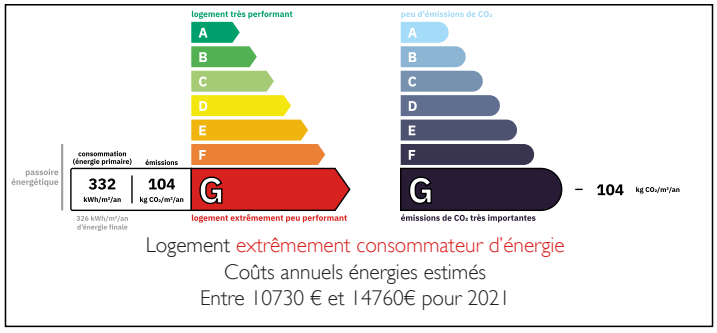
Ref: A38938NSD14 Price: 1 700 000 EUR

agency fees to be paid by the seller

Elegant Historic Manor Near Trouville on a Heritage Estate with 12 Bedrooms and Panoramic Views

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 10730 € et 14760€ pour 2021

INFORMATION

Town:	Trouville-sur-Mer
Department:	Calvados
Bed:	12
Bath:	5
Floor:	419 m2
Plot Size:	18633 m2

IN BRIEF

Overlooking the scenic Touques Valley, this refined 19th-century manor sits on the heights of Trouville-sur-Mer, in the heart of Normandy's exclusive sea side.

Formerly part of the Château d'Aguesseau estate, the 419 m² property boasts 12 bedrooms across two elegant stone wings and a stately central brick pavilion.

Surrounded by 1.8 hectares of landscaped parkland with century-old trees and a linden-lined avenue, this rare heritage property is part of a classified site preserving the charm and tranquility of the hilly countryside.

Perfect as a family estate or luxury retreat, it offers peace, space, and timeless character just 2 km from Trouville's beaches, 5 km from Deauville Airport, and 15 km from the A13 motorway to Paris.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Located at the gateway to Trouville-sur-Mer, this elegant manor sits high above the Touques Valley, offering breathtaking panoramic views. Nestled within a listed 1.8-hectare estate in Normandy's renowned Côte Fleurie, the property enjoys an exceptional natural and historic setting.

Originally part of the château d'Aguesseau estate, this 419 m² family home comprises 12 bedrooms, arranged across two beautifully crafted stone wings flanking a central brick pavilion. The layout is as follows:

Ground Floor:

- West entrance (6.1 m²) with traditional terracotta floor tiles, vestibule with original wooden staircase leading to upper floors (separate WC on mezzanine),
- Living room (39 m²) with parquet flooring, wood paneling, and open fireplace,
- Dining room (31.7 m²) with herringbone parquet floors,
- Separate kitchen (11.3 m²) with terracotta flooring, pantry (5.7 m²),
- Second entrance (5.7 m²) with wooden staircase, separate WC with hand basin, hallway,
- Utility kitchen (21.1 m²), laundry room (10.4 m²) with stone floor and sink, storage room and built-in cupboard.

First Floor:

- West Wing: Landing and hallway leading to a master suite with bedroom (22.6 m²) featuring herringbone parquet, dressing room, bathroom (12 m²) with parquet, shower, vanity, and WC; additional bedroom (7.7 m²),
- Central Pavilion: Hallway leading to two bedrooms (15.3 m² each),
- East Wing: Landing and hallway leading to washroom (5.3 m²) with basin and bidet, bedroom (20.5 m²) with built-in wardrobe and herringbone