

Beautifully presented estate with timber framed house, pool and views over 7 hectares of land with a pond



## INFORMATION

Town:	Pont-l'Évêque
Department:	Calvados
Bed:	7
Bath:	3
Floor:	370.94 m <sup>2</sup>
Plot Size:	74393 m <sup>2</sup>

## IN BRIEF

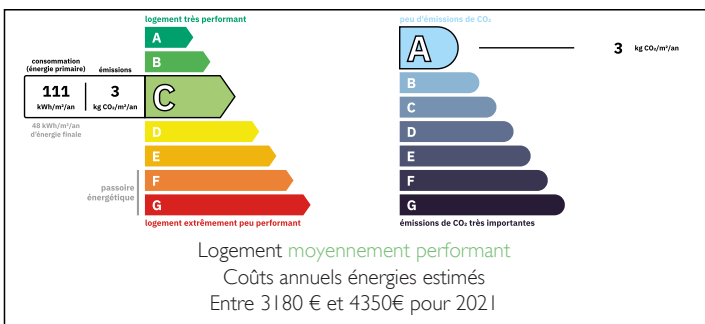
Discover this stunning Norman-style estate for sale, set on over 17 acres of land ideal for horse breeding or rural living.

The house includes a 105 m<sup>2</sup> living and dining area with a large stone fireplace and exposed beams, complemented by an open-plan kitchen. There are 7 bedrooms, 1 bathroom, and 2 shower rooms.

All ground floor rooms open onto a large panoramic terrace facing south and west and offering stunning views over the surrounding countryside. Additional features include a heated indoor swimming pool and a double garage in the basement.

The house is surrounded by a large landscape garden and over 6 hectares of fenced pasture with a hay barn making the property ideal for horses lovers. A spring-fed pond and a wooded area enhance the grounds.

## ENERGY - DPE



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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

Beyond an elegant stone entrance and wrought-iron gates, a long tree-lined driveway leads you to a beautiful half-timbered house, built in 2005 in the authentic Norman architectural style. With a tile-patterned facade and stone base, the home offers over 370 m<sup>2</sup> of living space, high-end finishes, and panoramic countryside views.

### Ground Floor

- Welcoming entrance hall (9.5 m<sup>2</sup>) and corridor
- Large bedroom (25.4 m<sup>2</sup>) with direct access to the south-west facing terrace
- Modern shower room and separate WC
- Spacious open-plan kitchen (32.8 m<sup>2</sup>) with central island, bar, induction hob, extractor hood, oven, and double sinks
- Expansive living and dining room (105 m<sup>2</sup>) with double exposure and a monumental stone fireplace
- Home office and cloakroom area
- All rooms open to a travertine terrace with sun exposure throughout the day
- Stone flooring with geothermal underfloor heating, double-glazed windows, and electric roller shutters

### First Floor

- Large mezzanine landing (31.7 m<sup>2</sup>)
- Six bedrooms (from 11.3 m<sup>2</sup> to 28.6 m<sup>2</sup>), including two with private balconies
- One bathroom (10 m<sup>2</sup>), a shower room (4 m<sup>2</sup>), and two separate WCs
- All bedrooms feature reversible air conditioning

### Basement & Pool Area

- Technical rooms: boiler room with geothermal heat pump, hot water tank, water softener, and central vacuum system
- Separate shower room with WC
- Heated indoor swimming pool (10.5 m x 4 m) with sliding doors, travertine flooring, and direct garden access
- Double garage with automatic door

### Exterior & Land

## LOCAL TAXES

Taxe foncière:	3220 EUR
Taxe habitation:	EUR

## NOTES