

Prestigious property for sale in Calvados (Normandy): 2 houses, 1 swimming pool, 2 ponds, 2 hectares of land.



INFORMATION

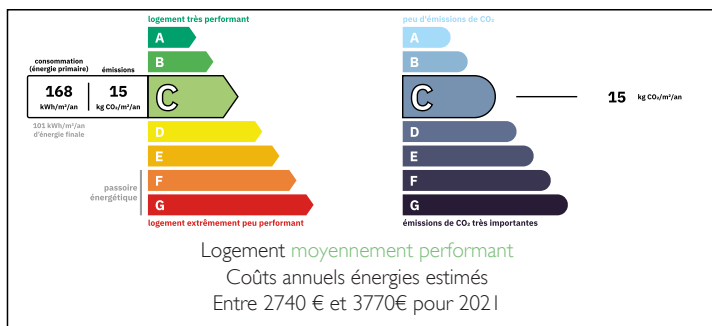
Town:	Auvillars
Department:	Calvados
Bed:	5
Bath:	5
Floor:	238 m2
Plot Size:	21877 m2

IN BRIEF

In the heart of the picturesque Pays d'Auge, this prestigious property offers peace and tranquility. Located just 6 km from the shops of a charming village and 2 km from the coast, it combines architectural elegance with modern comfort, all set within a landscaped park of approximately 2 hectares featuring a heated swimming pool.

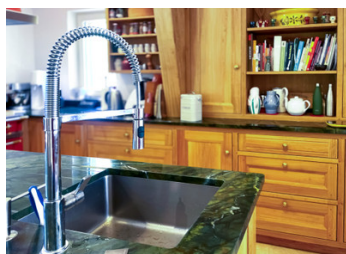


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Prestigious Norman Property (Calvados, Normandy) on the Cider Route, 20 km from the sea and Deauville**

Nestled in the charming Pays d'Auge, this unique property offers peace and serenity. Located just 6 km from the amenities of a picturesque village, it combines architectural elegance and modern comfort on approximately 2 hectares of landscaped grounds, complete with a heated swimming pool.

Property Highlights:

1/- the Pressoir from 1750: Fully renovated with high-quality materials 3-4 years ago. On the ground floor:

- A spacious 13m² entrance with dressing area (including WC and washbasin) leading to:
- A bright and expansive 68m² living area divided into three lounges overlooking the garden and terrace (with a large fireplace).
- A 19.5m² modern, fully-equipped kitchen (with outdoor access and a 3m² dressing area) fitted with Lacanche appliances (stove with steam, induction, and gas options, extractor hood, dishwasher, two ovens) and featuring a central green marble island. There is also a 9m² pantry adjoining the kitchen.
- A bow-window dining area of 24.45m², offering access to a terrace with breathtaking countryside views.
- A 9m² fiber-connected home office.
- A duplex bedroom with an 8m² dressing area, 9.5m² sleeping quarters, a 4m² shower room with WC.

On the upper floor:

- A 6m² landing.
- A master suite with an 18.5m² bedroom, dressing area, and 6m² private shower room.
- A third 11m² bedroom with an en-suite shower room.

2/- The Guesthouse: