

Prestigious Norman estate in the the Pays d'Auge, 16ha with guesthouse, cider production, and panoramics views



INFORMATION

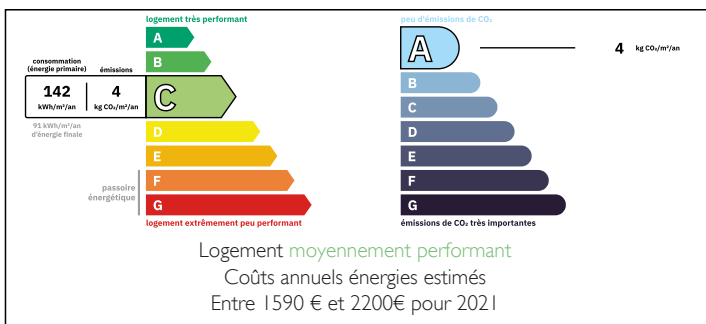
Town:	Lessard-et-le-Chêne
Department:	Calvados
Bed:	8
Bath:	7
Floor:	350 m2
Plot Size:	156000 m2

IN BRIEF

For sale: prestigious Norman estate in the heart of the Pays d'Auge, just 45 km from Caen. Spanning more than 16 hectares, this exceptional property features a 250 m² farmhouse and a beautifully restored 315 m² timber-framed annex. The main house offers spacious living areas, exposed beams, fireplaces, and a terrace overlooking a pond. Upstairs, there are multiple bedrooms, elegant bathrooms, and access to the attic. The annex, designed as a guesthouse, includes a reception hall, kitchens, and four large suites. The estate also includes a cider production facility, agricultural barn, organic-certified orchards, and extensive outdoor amenities. Double-glazed windows, aérothermal heating, and renovated roofs ensure comfort. Ideal for a family home or professional venture, this property boasts breathtaking views of orchards, woods, and meadows.



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 foncière: 3500 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

FOR SALE – Prestigious Norman estate in the heart of the Pays d'Auge

Located 45 km from Caen, this exceptional property spans more than 24 hectares, offering an idyllic setting with orchards, woods, and meadows. Comprising a magnificent farmhouse and a perfectly restored timber-framed annex, this estate combines charm, comfort, and investment potential.

Main house (250 m²) – Character and authenticity

Ground floor:

- Open wooden kitchen (17.5 m²) leading to a dining room (16 m²) with a fireplace and terracotta floors
- Living room and small dining room (23 m²) with exposed beams, an old fireplace, and access to a terrace with a pond
- Oak staircase
- Office/entrance (32 m²)
- Bathroom with toilet (11 m²)
- Visitor entrance under renovation (26 m²), concrete floor, installed bay window (+ technical room and laundry)

First floor:

- Small living room with insert fireplace (19 m²)
- Spacious landing (27 m²)
- Two bedrooms with balcony and access to the tower (parquet flooring, fireplace) of 19.5 m² and 16.5 m²
- Shower room with toilet (10 m²)
- Two additional bedrooms with carpet and exposed beams (12 m² and 14.5 m²)
- Bathroom with shower, hammam, whirlpool bath, carpet, plus toilet (3 m²)
- Access to the attic via a monumental ladder, including an office, lounge, and bathroom

Annex – Characterful guesthouse (315 m²) with surveillance...