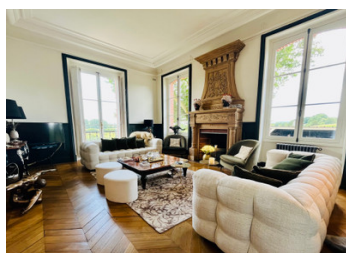


Stunning 7-bedrooms château fully renovated in Normandy, set in 7,8 hectares with stables and arena



INFORMATION

Town:	Pont-l'Évêque
Department:	Calvados
Bed:	7
Bath:	7
Floor:	528 m ²
Plot Size:	78628 m ²



IN BRIEF

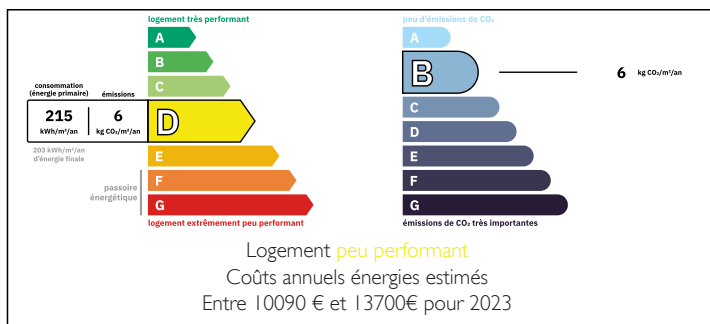
Elegant 19th-century château, fully renovated with high-end finishes, blending architectural authenticity with contemporary comfort. Located just 2 hours from Paris and 20 minutes from Deauville, this light-filled 528 m² residence features spacious reception rooms, 7 bedrooms, a wellness area (hammam, sauna), a keeper's house, outbuildings, and an integrated equestrian estate.

Set in nearly 8 hectares of private grounds, the property includes 9 horse boxes, tack room, riding arena, paddocks and meticulously organized pastures—ideal for top-tier equestrian activity.

This rare estate combines historic charm, modern luxury and functional equestrian facilities. From the first moments you feel at home.

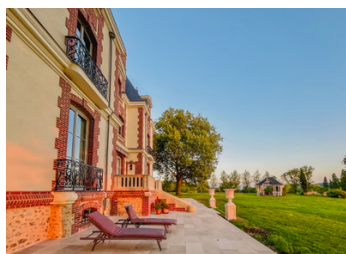
Built in stone and brick, the château is distinguished by its beautifully crafted slate roof. The tasteful

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

GROUND FLOOR — Grand reception spaces and refined materials

Upon entering the 24 m² hall, your eye is drawn to a classic black and white stone floor. The reception rooms unfold in enfilade, enhanced by point de Hongrie parquet, sculpted wooden and marble fireplaces, and large windows flooding the rooms with light:

- Kitchen (18 m²) with stone floor and marble backsplash lit by LED lighting,
- Dining room (33 m²) featuring a wooden bar, sculpted wood fireplace, and elegant parquet,
- Two sitting rooms (30 m² and 33 m²), both with fireplaces—one opens onto a stone terrace overlooking the park, with an external staircase to a lower terrace,
- Office (20 m²) with marble fireplace and wood parquet flooring,
- Guest WC with hand basin.

FIRST FLOOR — Prestigious bedrooms and relaxation area

A generous 67 m² landing serves as a billiard room, adorned with built-in cupboards and an elegant fireplace. Layout includes:

- Master suite (27 m²) with fireplace, en-suite shower room and separate WC,
- Bedroom 2 (24 m²) with fireplace, built-in wardrobe and private shower room,
- Office (20 m²) with marble fireplace,
- Separate dressing room (13 m²) fitted with wardrobes, hanging rails and central island,
- Two separate WCs with hand basins.

SECOND FLOOR — Cozy atmosphere with modern amenities

Featuring wood and carpet flooring, integrated sound system and electric shutters—this floor is designed for privacy and relaxation: