

Charming 18th Century Manor House with swimming pool, nestled in the stunning region of Swiss Normandy.



INFORMATION

Town:	Culey-le-Patry
Department:	Calvados
Bed:	5
Bath:	4
Floor:	350 m2
Plot Size:	4900 m2

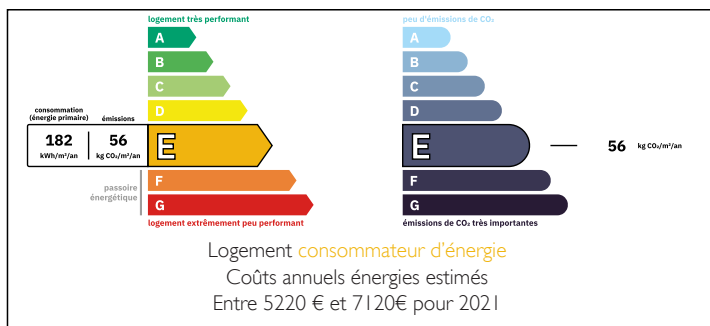


IN BRIEF

Situated in a charming village, this classic stone "manoir" enjoys stunning views over the Swiss Normandy countryside. Set within pretty gardens, the property includes historic outbuildings; one formerly a bakery, a garage and a large stone building which currently is used as a workshop and pool house. The outdoor heated swimming pool has recently been professionally installed.

The spacious home offers excellent potential as a gîte or bed and breakfast, ideally located in a stunning environment, which is very popular with nature lovers and those seeking outdoor activities such as hiking, kayaking, rock climbing, mountain biking and many more available on the doorstep!

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:	2200 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Set back from the road behind electric gates, the property is approached via a gravel driveway leading to the main house. Many of the windows have been recently replaced, enhancing the natural light throughout the interior.

The front door opens into a magnificent entrance hall (approx 16m²) featuring a granite staircase; to the left, you'll find a comfortable sitting room (22m²) that leads into a spacious kitchen (35m²) with a large fireplace, followed by a boiler room and wine storage area. To the right of the entrance hall is a formal dining room (25m²) that connects to a second kitchen, a bathroom, and a small office or storage room.

The first floor offers three generously sized bedrooms and two spacious bathrooms, while the second floor, includes another bathroom, a dressing room, and a large bedroom complete with kitchenette and dining area, perfect for use as a self-contained rental apartment. Above, the attic provides additional storage or possible conversion potential.

The gardens extend to both the front and rear of the property, with a newly installed outdoor heated (via a heat pump) swimming pool (8m x 4m, completed in 2024) situated on the front lawns. A large outbuilding currently serves as garage space and storage, including a dedicated room housing the pool equipment. Additionally, there is a freestanding garage and a charming old stone bakery located at the front of the property.

This remarkable estate offers immense potential for a hospitality business—such as a gîte or bed...