

## Elegant Historic Manor Near Trouville on a Heritage Estate with 12 Bedrooms and Panoramic Views



## INFORMATION

Town:	Trouville-sur-Mer
Department:	Calvados
Bed:	12
Bath:	5
Floor:	419 m2
Plot Size:	18633 m2



## IN BRIEF

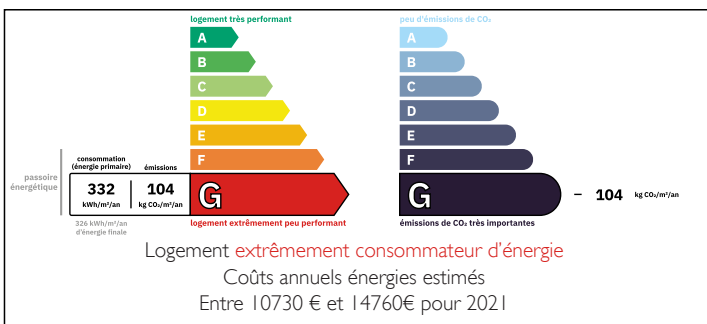
Overlooking the scenic Touques Valley, this refined 19th-century manor sits on the heights of Trouville-sur-Mer, in the heart of Normandy's exclusive sea side.

Formerly part of the Château d'Aguesseau estate, the 419 m<sup>2</sup> property boasts 12 bedrooms across two elegant stone wings and a stately central brick pavilion.

Surrounded by 1.8 hectares of landscaped parkland with century-old trees and a linden-lined avenue, this rare heritage property is part of a classified site preserving the charm and tranquility of the hilly countryside.

Perfect as a family estate or luxury retreat, it offers peace, space, and timeless character just 2 km from Trouville's beaches, 5 km from Deauville Airport, and 15 km from the A13 motorway to Paris.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Located at the gateway to Trouville-sur-Mer, this elegant manor sits high above the Touques Valley, offering breathtaking panoramic views. Nestled within a listed 1.8-hectare estate in Normandy's renowned Côte Fleurie, the property enjoys an exceptional natural and historic setting.

Originally part of the château d'Aguesseau estate, this 419 m<sup>2</sup> family home comprises 12 bedrooms, arranged across two beautifully crafted stone wings flanking a central brick pavilion. The layout is as follows:

Ground Floor:

- West entrance (6.1 m<sup>2</sup>) with traditional terracotta floor tiles, vestibule with original wooden staircase leading to upper floors (separate WC on mezzanine),
- Living room (39 m<sup>2</sup>) with parquet flooring, wood paneling, and open fireplace,
- Dining room (31.7 m<sup>2</sup>) with herringbone parquet floors,
- Separate kitchen (11.3 m<sup>2</sup>) with terracotta flooring, pantry (5.7 m<sup>2</sup>),
- Second entrance (5.7 m<sup>2</sup>) with wooden staircase, separate WC with hand basin, hallway,
- Utility kitchen (21.1 m<sup>2</sup>), laundry room (10.4 m<sup>2</sup>) with stone floor and sink, storage room and built-in cupboard.

First Floor:

- West Wing: Landing and hallway leading to a master suite with bedroom (22.6 m<sup>2</sup>) featuring herringbone parquet, dressing room, bathroom (12 m<sup>2</sup>) with parquet, shower, vanity, and WC; additional bedroom (7.7 m<sup>2</sup>),
- Central Pavilion: Hallway leading to two bedrooms (15.3 m<sup>2</sup> each),
- East Wing: Landing and hallway leading to washroom (5.3 m<sup>2</sup>) with basin and bidet, bedroom (20.5 m<sup>2</sup>) with built-in wardrobe and herringbone