

17th-Century Normandy Manor with 5 Bedrooms, Outbuildings & Large Grounds in a peaceful hamlet



INFORMATION

Town:	Bons-Tassilly
Department:	Calvados
Bed:	5
Bath:	3
Floor:	301 m ²
Plot Size:	4295 m ²



IN BRIEF

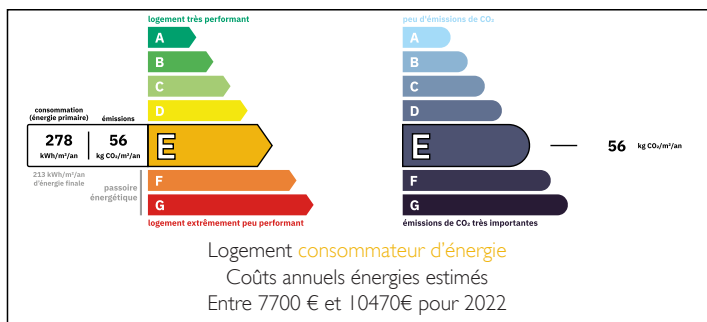
Charming former seigneurial residence built in Caen stone, offering 5 bedrooms and vast outbuildings on a 4,295 m² plot.

Ground floor: entrance hall, spacious living-dining room with monumental fireplace, second lounge, fitted kitchen, separate WC (in former dovecote), large bedroom (or reception room), boiler room, storage.

Upstairs: generous master suite with shower room (shower, basin, WC), hallway leading to 3 additional bedrooms, including another suite with private shower and WC, plus a bathroom with bathtub-shower, basin, and WC.

Extensive stone outbuildings to renovate, ideal for guest houses or workshops.

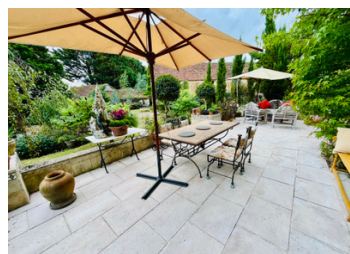
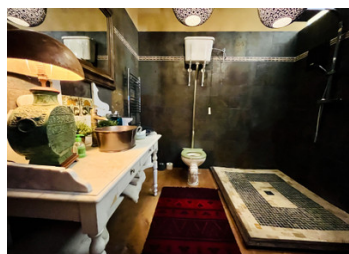
ENERGY - DPE



Peaceful hamlet setting, 10 min from the market

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.



DESCRIPTION

This authentic 17th-century manor house in Normandy offers exceptional character and historical charm. From the outside, the property resembles the traditional farmsteads of the Falaise region, but its thick Caen stone walls, monumental fireplace, mural paintings, and noble architectural details (former dovecote, heraldic crests, stone-carved coats of arms) reveal its prestigious heritage.

The main residence provides 301 m² of living space over two floors, including 5 bedrooms and 2 en-suite suites, ideal for a family home, holiday retreat, or heritage renovation project.

Ground Floor:

- Entrance hall (17.9 m²) with original animal-themed mural paintings
- Spacious living-dining room (46.9 m²) with monumental fireplace
- Second lounge (20.7 m²)
- Fitted kitchen with traditional stone sink (11.8 m²)
- Separate WC in a converted dovecote
- Large ground-floor bedroom or additional living room (47 m²)
- Boiler room and storage

First Floor:

- Master suite with private shower room and WC (54.7 m²)
- Corridor (13.4 m²)
- Second suite with en-suite shower and WC (28 m²)
- Two additional bedrooms (22.3 m² and 21.6 m²)
- Family bathroom with bath/shower, basin, WC, and closet (13.48 m²)

Full-length attic suitable for storage or conversion

Outdoor Features:

Stone terrace opening onto the courtyard and landscaped garden

LOCAL TAXES

Taxe foncière: **845 EUR**

Taxe habitation: **EUR**

NOTES