

## Magnificent 1830 Norman Manor with Equestrian Facilities – 3 ha, 30 mins from Deauville



## INFORMATION

Town:	Rocques
Department:	Calvados
Bed:	6
Bath:	2
Floor:	220 m2
Plot Size:	28962 m2



## IN BRIEF

Elegant Country Home near Lisieux – Authentic Charm & Refined Style

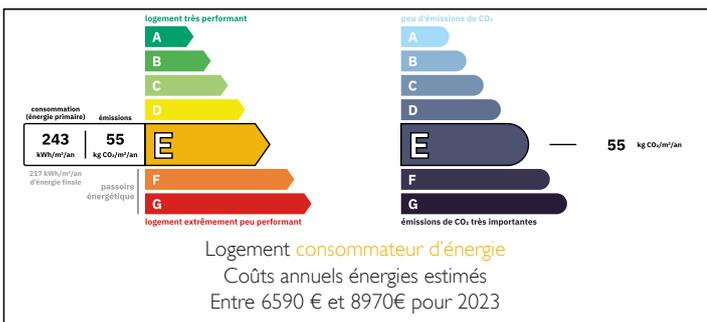
Just 5 minutes from Lisieux and 30 minutes from Deauville, this beautifully restored 1830 Augeron manor house offers authentic Norman charm with elegant, contemporary comfort.

Set on nearly 3 hectares with landscaped gardens, orchard, pond and panoramic countryside views, it features a stunning cathedral-style living room, elegant kitchen with glass partition, five bedrooms and tasteful interiors enhanced by carved Indian doors.

A small equestrian area with stables and paddocks completes this peaceful retreat.

A rare opportunity — private, bucolic and full of character — perfect as a family home or an idyllic second residence in the heart of Normandy.

## 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 foncière: 1414 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Exceptional Norman Country House near Lisieux  
Authentic Charm, Refined Decoration and Bucolic Elegance

1. A Privileged Location between Countryside and Coast

Just 5 minutes from Lisieux train station (direct service to Paris in 1h30) and 30 minutes from Deauville, this beautiful gentilhomme enjoys the perfect balance between tranquillity and accessibility. Nestled in peaceful countryside yet close to all amenities, it offers an exceptional quality of life — calm and privacy without isolation.

Shops, schools, and beaches are all within easy reach, while the lush setting preserves an atmosphere of serenity and discreet exclusivity.

2. An Authentic Gentilhomme Restored with Great Taste

Built in the traditional Augeron style with stone and half-timbering under old terracotta tiles, this 19th-century property has been meticulously renovated to the highest standards.

Its authentic character has been carefully preserved, with terracotta floors, parquet, exposed beams and fine craftsmanship throughout.

The interior décor is particularly elegant — inspired by travel and refined details such as carved Indian doors — creating a warm, soulful home that blends timeless charm with understated luxury.

3. Generous Volumes and a Bright, Harmonious Layout – Approx. 220 m<sup>2</sup> of Living Space

The house offers superb reception areas, bathed in natural light, with an ideal flow for family life or entertaining.

Ground floor:

Entrance hall with cloakroom (8 m<sup>2</sup>)