

Historic 18th-Century Manor Perfect for Events and Luxury Projects



INFORMATION

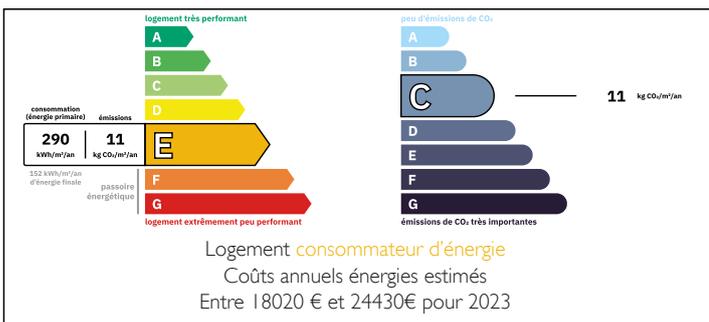
Town:	Rouen
Department:	Seine-Maritime
Bed:	6
Bath:	2
Floor:	692 m2
Plot Size:	4857 m2

IN BRIEF

This remarkable 1750s house in Saint-André-sur-Cailly offers an exceptional opportunity for luxury investors pursuing event or hospitality ventures.



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.



DESCRIPTION

Built around 1750, the Manoir Henri IV stands as a majestic witness to centuries of elegance and refinement. Its storied past as both a coaching inn and a celebrated restaurant gives it an undeniable charm and prestige.

Partially renovated with the utmost care, the Manoir balances historical authenticity with modern comfort. Every restored detail tells the story of its rich heritage while offering the potential for contemporary use.

Two vast rooms form the heart of the property—ideal for hosting weddings, corporate seminars, or exclusive restaurant concepts. Each space is defined by high ceilings, generous proportions, and a pervasive sense of grandeur.

Whether you envision a refined event venue or a private residence steeped in character, this property invites you to write the next chapter of a remarkable legacy.

Saint-André-sur-Cailly (76690) lies in the Seine-Maritime department of Normandy, northwest France. The village sits in the scenic Cailly valley, surrounded by gently rolling countryside and traditional Norman architecture. It's conveniently located about 20 km north of Rouen, offering easy access to regional roads while maintaining rural tranquility.

This property is located in Saint-André-sur-Cailly, 20 minutes from Rouen and its train station for Paris St-Lazare, 1 hour 30 minutes from Paris, 1 hour 15 minutes from Beauvais, 1 hour 20 minutes from Deauville and its beaches, 45 minutes from Dieppe, 1 hour 15 minutes from Le Havre, and 2 hours from Calais. It comprises:

- I. Private Residence
- Ground Floor
- Living Room □ 39 m²,

LOCAL TAXES

Taxe habitation: EUR

NOTES