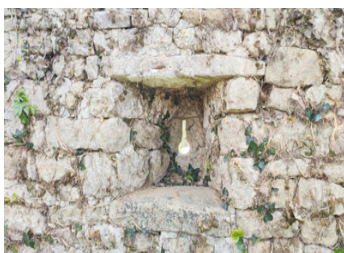


Leggett offers an Historic 14th c Chapel Estate, 2 Homes + studio, 400+ m , 1 Acre, Near Utah beach, 2 Gîtes



## INFORMATION

Town:	Fontenay-sur-Mer
Department:	Manche
Bed:	9
Bath:	4
Floor:	425 m2
Plot Size:	4506 m2



## IN BRIEF

Leggett-Immo is proud to present a rare opportunity to acquire a remarkable historic estate in Fontenay-sur-Mer, Manche. Just 4 km from the coast and the D-Day beach, 'UTAH'. Consisting of two properties and an annexe set within approx. 4,500 m<sup>2</sup> of landscaped grounds with dual access. This unique ensemble offers over 400 m<sup>2</sup> of living space across the property.

The main residence features 3 elegant reception rooms with garden access, dining room (Chapel), kitchen, 5 bedrooms and bathrooms on both levels. At its heart lies a preserved 13th century chapel with original fresco remnants. Developable loft.

An independent second house provides open-plan living, 2 bedrooms, office, bathroom 2 x W.C. and utility—ideal for guests or rental. The annexe includes storage rooms and a converted loft studio of 60m<sup>2</sup>. with kitchen and bathroom.

Character features include exposed beams, historic well, and...

## ENERGY - DPE

DPE not required.

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

Nestled in the peaceful countryside in the village of Fontenay-sur-Mer, just minutes from the beaches of the Normandy coast and historic sites linked to Normandy Landings, this extraordinary property offers a rare blend of heritage, scale, and versatility.

Extending to approximately 440 m<sup>2</sup> of living space, the estate is set within 4,500 m<sup>2</sup> (over one acre) of beautifully structured grounds, with two separate entrances allowing for privacy, multi-generational living, or independent rental use.

### A Property Steeped in History

Known as Angletot, the property originates from the medieval abbey of Nanteuil and later became part of the ecclesiastical domain of Saint-Marcouf. Its name reflects its historic role as a tithe collection site.

At its heart stands a remarkable 13th–14th century chapel, still integrated within the main residence. Exceptionally, traces of original frescoes remain visible, alongside architectural features such as historic windows and remnants of an external staircase. The property is recorded in ecclesiastical archives dating back to 1330, making it a truly significant heritage asset.

Over centuries, the estate evolved to accommodate a wealthy abbot, with additions including monk cells, bakery, cookhouse, and a 14th-century well. The current façade reflects elegant 18th-century styling.

### Main House

The principal residence combines historic character with generous proportions:

3 large reception rooms with oak beams and garden access

Dining room

Spacious kitchen with dining area

Ground floor bathroom

5 bedrooms

## LOCAL TAXES

Taxe foncière:

1200 EUR

## NOTES