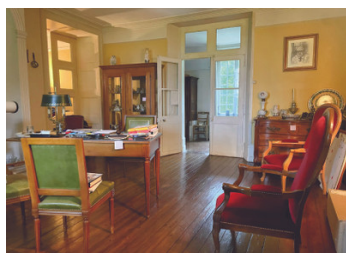


**FOR SALE** Magnificent property situated between Eure and Orne: Château, outbuildings, parklands, gîtes, ..;



## INFORMATION

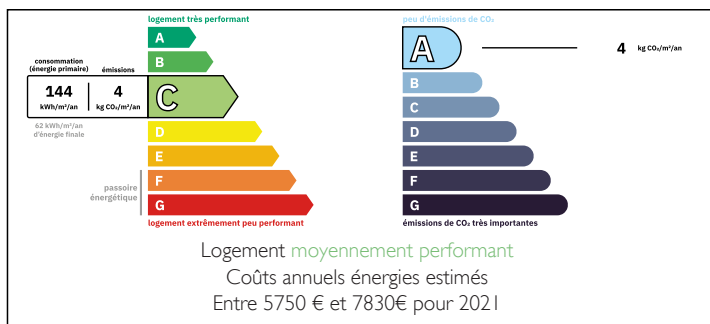
Town:	Saint-Antonin-de-Sommaire
Department:	Eure
Bed:	16
Bath:	9
Floor:	650 m2
Plot Size:	56674 m2



## IN BRIEF

**RARE FOR SALE:** Magnificent 17th century Norman château (Orne/Eure border), with private and rental (gîtes) areas. Activity ended 3-4 years ago. The rental areas in the château and outbuildings are very well refurbished and up to standard. The private part on the ground floor of the château still needs to be renovated and refurbished. 900 m<sup>2</sup> of living space and 6 ha of land.

## 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

### RARE FOR SALE :

This magnificent property is ideally situated to the west of the Paris Basin (130 km from Paris), on the borders of the Eure and Orne departments, near Verneuil sur Avre, in the heart of Normandy in the wooded region of the Pays d'Ouche.

Close to the town of L'Aigle: train station less than 2 hours from Paris (Gare Montparnasse), schools, supermarkets, hospital, etc.

The château and its well-kept grounds set in the heart of the Normandy countryside

A long tree-lined driveway (approx. 300 m) leads to the chateau and its annexes (on the left: pasture with horses; on the right: a large car park).

This vast and beautiful property began to be refurbished in the 2000s, to accommodate 120 people (room) and around 50 beds.

Recent work to install heat pumps (PàC) has enabled the site to be better maintained (3 PàC: 2 for the château and 1 for the annex). All the windows have also been replaced (53 double-glazed and PVC windows). Thanks to these recent improvements, the energy rating is now C (and the GHG rating is A).

This magnificent Norman château dates back to 1630 (and was then gradually refurbished in 1830 and 1895). It is built over a crawl space (no worries about damp), and has 27 rooms with almost 650m<sup>2</sup> of living space, in grounds of almost 6ha.

The gîte and event reception business (now closed) used to host around 35 events a year. This property is immediately ready...

## LOCAL TAXES

**Taxe foncière:** 3979 EUR

**Taxe habitation:** EUR

## NOTES