



Manor

FALAISE (14)

1 159 000 €*
1 159 000 €

* Agency fees to be paid by the seller



378 m²



10 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

BEAUTIFUL NORMANDY MANOR HOUSE PLUS FURTHER ACCOMMODATION IN THE FORMER CIDER PRESS, LANDSCAPED GROUNDS, SUBSTANTIAL OUTBUILDINGS ON THE EDGE OF A SMALL TOWN WITH ALL AMENITIES.

30 minutes from Caen, 45 minutes from nearest ferry port, 1 hour from Deauville and 3 hours from Paris.

The Manor House (292 m²) comprises, on the ground floor, an entrance hall opening onto a 43 m² living room with period fireplace, fitted kitchen, study, utility room, shower room with wc. On the 1st floor : a bedroom with bathroom with shower and wc, a second bedroom with shower room and wc. On the 2nd floor there are two bedrooms, a dormitory and a shower room/wc.

A converted former cider press (88m²) (1st floor)with a reception room, a kitchen area, a shower room with wc and a mezzanine. Workshop and cellar on the ground floor.

Several large outbuildings and garages (including a 126 m² tiled garage with a complete first floor, workshops and stables. Stone walled courtyard.

Set on an estate totalling 24,901 m² entirely private and enclosed.

Highlights of this property

Authentic character features: monumental fireplaces, spiral stone staircase, vaulted cellar, terracotta floor tiles.

Geothermal heating system

Outbuildings (approx. 350m²)

Enclosed by stone walls

Beautiful grounds

Quiet location

Shops and services nearby

Close proximity bridlepath Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 844553

Property type Manor

View Vue sur Jardin

SURFACES

Living space 378 m²

Living room surface 44 m²

Land surface 24901 m²

COMPOSITION

Number of rooms 10

Number of bedrooms 5

Number of bathrooms 2

Washrooms 1

DPE/GES

DPE 123

GES 4

APPENDIX

Parking garage

Garage 4

Cellar 1

Videophone Non

SERVICES

Heater géothermie

Heater bois

Heater gaz

Kitchen aménagée



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle