



Rare opportunity to buy a classic Napoleon III chateau 10 miles from the beach, Manche,

50210, Coutances, Manche, Normandy

* Available * 7 Beds * 5 Baths

A rare opportunity to buy a classic Napoleon III chateau set in over an acre of beautiful parkland. This elegant chateau, built in 1870, is set in rolling countryside ten miles from the sea.

€546,000

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French Entrée 

Property Description

A rare opportunity to buy a classic Napoleon III chateau set in over an acre of beautiful parkland. This elegant chateau, built in 1870, is set in rolling countryside but is just a mile from a pretty village and ten miles from the sea.

The property is surrounded by farm land on all sides. The fields are used for hay and grazing cows. It may be possible to buy two adjoining fields should you want land for horses.

This is a versatile and manageable family home or can continue as a luxury holiday accommodation business. The property boasts a great financial track record for the last 15 years with audited accounts.

The impressive property has a huge open plan entertaining space plus a large dining kitchen, study and library/bedroom on the ground floor, which all open out onto a 80 foot long terrace and a huge lawn. Amazing for entertaining, weddings or other events.

The chateau is frequently used for weddings and has a 70 metre square Camelot style marquee and a natural cathedral of trees with sails flying out of them.

All the rooms are three metres high with full height windows. Despite its large, airy feel, the chateau is cosy in winter. There is oil fired central heating plus a log burner. Many of the rooms also have working fireplaces including the kitchen with a bbq fireplace.

The kitchen also boasts two ovens, including a hugely prestigious La Cornue vaulted oven.

Upstairs there are six bedrooms. Four are ensuite and two rooms share a shower room.

Two of the bedrooms feature beautiful silk walls.

There is a kitchenette on the first floor that can be turned into a bathroom or bedroom if you prefer.

The study and library on the ground floor also feature a bathroom, so they make a superbly comfortable granny flat

The two turrets could be converted but are currently used as storage.

There is also a three metre high cellar which could make a great cinema room.

The parkland is mainly set out as lawn with an incredible number of beautiful mature trees in a stunning array of colours. There is also an orchard with apple trees and a cherry tree. The property is surrounded by a high laurel hedge that gives complete privacy. The garden is a host to a number of wild animals including owls and red squirrels.

Should you need more space then a row of three cottages are available by separate negotiation. There are two cottages with two bedrooms and a one bedroomed cottage. They have an excellent track record of being rented as gites. They have their own entrance and are completely separated from the main chateau. They would also make a great games room, garden and accommodation for a gardener.

This property is great home and generates a good income. Much of the furniture and curtains are available by separate negotiation - you could restart the business a few days after moving in!

The local village has a school, church and two bars. A larger town is two miles away with two bakers, a butcher, super market, hair dressers, florist, pharmacy and a weekly market.

The cathedral city of Coutances is a few mins drive away. It has a wide array of boutiques, hypermarkets and restaurants.

The area has forests, chateaux and golf all nearby.

The three big tourist sights are all an hour away - Mont St Michel, Bayeux tapestry and the D Day beaches.

Viewing highly recommended

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