



16 Bedroom Chateau,

61300, L Aigle, Orne, Normandy

* 16 Beds * 1 Bath * 650m2

€1,491,000

Ref: LN-2VDLL

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French Entrée 

Property Description

Ref. 3879 Norman 17th C. chateau and its outbuildings for sale at 135km from Paris

The property is located in Normandy in the heart of the wooded region of the Pays d'Ouche which marks the departmental limits between the Eure and the Orne.

It is in the middle of "nowhere" in a very rural context that this elegant property, built nearly four centuries ago, stands out in a most natural setting, sheltered by a long tree-lined driveway that arouses curiosity and maintains the mystery to its end.

A haven of peace if there ever was one, this property bears witness to this in the most beautiful way, without being cut off from modern life and its essential amenities that everyone can find in the nearby town, which is only a few minutes away (doctors, pharmacy, hospital, supermarkets, elementary school and college).

The road and rail systems make it possible to escape from the capital in less than two hours, which makes any residential or holiday project possible.

The chateau comprises a main body flanked by two square towers elegantly topped by a four-sided roof, with the return of a Mansard-style building that breaks the symmetry displayed while creating a warm and more intimate living area. The whole is in traditional flint covered with plaster with a brick chainwork of the openings.

The property has 3 levels developing a living space of about 650 sqm distributed as follows:

On the ground floor: central entrance adjoining a hall with staircase, serving on the left an office with alcove, living room with marble fireplace, parquet floor and molded ceiling to follow; bedroom in the tower. wc. Crossing gallery. To the right dining room with fireplace, kitchen, bedroom and hallway.

Mansard wing with a second entrance with porch, various technical rooms (storerooms, vegetable room, electrical room), linen room, storeroom, wc. Office in gable.

On the first floor: it is divided between a private part composed of 2 bedrooms, shower room, bathroom, dressing room, toilet, and a rental part serving 6 bedrooms, 5 of which with shower/bathroom/toilet and an independent shower room.

On the second floor: a rental part including 2 bedrooms with shower room/bathroom/dressing room; bedroom. Independent shower room/wc. Crossing gallery ensuring a pleasant and functional distribution. 6 other rooms are waiting to be renovated, all water/electricity reservations being acquired.

The property has no basement cellar but benefits from the presence of a crawl space. The ceiling heights are around 2.80m on the first floor.

We will keep their original names adopted by the current owners:

Le Verger: it is a long flint building adorned with bricks of about 500sqm renovated on 2 levels, topped with dormers and covered with flat tiles. This building was extended in 2009 in order to make it operational for weddings, seminars, conferences and accommodation.

On the ground floor: reception room, catering kitchen/sanitary facilities for disabled persons/technical room/room/shower room/wc (for disabled persons). On the mezzanine: children's room and overhead projection room.

On the first floor: bedroom with bathroom and toilet, dormitory with 8 beds, toilet for men and women.

Le Fruitier: Building in flint under tile to renovate composed of cellar/fruitier and storeroom, surmounted by an attic.

The Stable: Building in flint under slates including a double garage (2 cars), a technical room (Electricity and booster) / former stables. Attic on the whole (probable old housing of the coachman + storage of the fodder).

The well: small elegant brick shelter with a 4-sided roof.

A long avenue of about 350m leads to the front of the property, bordered on its left by a beautiful grassland where 2 horses are running and on its right by a vast parking lot (lit). The park is laid out in the English style, respecting the

perspective from which the chateau benefits, and forming an embrace to a vast and very welcoming lawn. Numerous species, some of which are over a hundred years old, prevent any visual inconvenience due to the flatness of the land.

We can see Sequoia, Ginkgo-Bilobas, acacia, cedar, beech, chestnut, pine, cherry tree, tulip tree, chestnut tree without forgetting the wisteria, Virginia creeper and other flowerbeds that enchant the facades.

The orchard gathers some apple trees, cherry trees and mirabelle trees.

A pretty pond collects the water purified by the mini biological station.

The whole constitutes an entity of 5ha 66a without servitudes, nor any noise, visual or olfactory nuisances.

The acquisition of an additional piece of land at the back of the property can be considered.

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Gallery

