

[Click to view MFH-NOR1043](#)

Superb Château with B&B activity and land in Suisse-Normande

Condé-sur-Noireau , Calvados , Normandy



€787,500

inc. of agency fees

9 Beds 9 Baths 417 sqm 12 ha

Superb Château with over 30 acres of land and large pond currently used as a B&B and with further development potential for sale in Suisse-Normandie.

At a Glance

Reference MFH-NOR1043
Bed 9
Land 12 ha

Near to Caen
Bath 9
Pool No

Price €787,500
Hab.Space 417 sqm
Land Tax N/A

Property Description

Superb Château with over 30 acres of land and large pond currently used as a B&B and with further business development potential for sale in Suisse-Normandie.

The property has been renovated and has double glazed windows on the front of the building and the guest

floor. It has been partially re-wired and completely redecorated. Currently there are 6 en-suite letting bedrooms on the first floor with prices ranging from 100€ to 150€ per night per room.

The second floor is used for the owners' accommodation although there is further possibility of creating more letting bedrooms. There are French and English television aerial sockets in each of the letting bedrooms.

THE ACCOMMODATION IN THE CHATEAU

On the ground floor

- External granite steps to:
- Entrance Hall 9.81 x 2.74m Cornice. Double wooden doors to front and 3 windows to front elevation. Stairs to first floor. Wood flooring. Door to stairs to basement.
- Lounge 7.90 x 4.98m 2 windows to front and 2 windows to rear elevations. Wood flooring. 4 radiators. Marble fireplace. Cornice. Partly glazed double doors to:
- Snug 5.23 x 5.22m 2 pairs of partly glazed double doors to rear elevation. Part wood panelled walls. Wood flooring. Marble fireplace. 2 radiators. Cornice.
- Inner Hall Wood flooring. Partly glazed double doors to rear elevation. Vanity unit. Radiator.
- Cloakroom WC.
- Dining Room 5.30 x 5.22m Wood flooring. Cornice. 2 radiators. Marble fireplace. 2 pairs of partly glazed doors to rear elevation. Built-in cupboard. Double doors and small pane glazed door to:
- Bar 5.08 x 4.02m 2 windows to side and glazed double doors to rear elevations. Wood flooring. Marble fireplace. 2 radiators.
- Kitchen 8.36 x 2.78m 2 windows and partly glazed door to front elevation. Tiled floor. Range of matching base and wall units. Stainless steel sink unit. Space and plumbing for dishwasher. Radiator. Space for range style cooker. Cornice. Telephone socket.

On the First Floor

- Landing Wood flooring. Stairs to second floor. 3 windows to front elevation. 3 radiators. Linen store. 2 built-in cupboards. Smoke detector.
- Bedroom 1 "Van Gogh" 5.08 x 4.25m Window to rear elevation. Radiator.
- En-Suite Shower Room Inset spotlights. Window to rear elevation. Tiled floor. Partly tiled walls. Vanity unit with mirror and light over. Large shower. WC.
- Bedroom 2 "Rembrandt" 4.12 x 4.03m 2 windows to front elevation. Radiator. Built-in wardrobe. Vanity unit with mirror and light over.
- En-Suite Shower Room Extractor fan. WC. Shower cubicle. Partly tiled floor and walls.
- Shower Room Partly tiled and walls. Shower.
- Bedroom 3 "Monet" 5.31 x 5.25m Wood flooring. Marble fireplace. 2 windows to rear elevation. 2 radiators. Cornice. Built-in wardrobe. Door to:
- En-Suite Shower Room 2.52 x 1.77m Window to rear elevation. Radiator. Twin vanity unit with mirror and light over. WC. Large shower.

- Cloakroom WC. Extractor.
- Bathroom 2.87 x 1.93m Window to front elevation. Radiator. Partly tiled walls. Pedestal hand basin. Bath with mixer tap/shower fitment.
- Bedroom 4 "Ruben" 5.22 x 4.25m 2 windows to rear elevation. Radiator. Wood flooring. Marble fireplace. Built-in wardrobe. Door to:
- En-Suite Shower Room Inset spotlights. Extractor. Vanity unit with mirror and light over. WC. Shower.
- Bedroom 5 "Degas" 5.12 x 3.40m 2 windows to rear elevation. Radiator. Door to:
- En-Suite Shower Room Pedestal basin. Shower cubicle. WC. Built-in wardrobe. Extractor.
- Bedroom 6 "Cezanne" 5.17 x 3.24m 2 windows to front elevation. Radiator. Door to:
- En-Suite Shower Room Window to east elevation. Tiled floor. WC. Shower cubicle. Pedestal basin.

On the Second Floor

- Landing Window to front elevation . Radiator. Wood flooring. Door to Attic Space 7.30 x 5.00m (could be converted)
- Dressing Room 4.94 x 1.63m Wood flooring. Window to front elevation. 2 built-in cupboards. Radiator. Door to loft space.
- Bedroom 7 "Gauguin" 5.24 x 4.68m Window to rear elevation. Radiator. Wood flooring. Bidet. Pedestal basin. Built-in wardrobe. Marble fireplace.
- Bedroom 8 "Renoir" 3.64 x 3.52m Window to rear elevation., Radiator. Wood flooring. Pedestal basin.
- Bedroom 9 "Poussin" 4.00 x 3.49m Wood flooring. Window to rear elevation. Radiator. Marble fireplace.
- Shower Room Window to front elevation. Large shower. Radiator.
- Cloakroom WC.
- 2nd Attic Space (could be converted).

In the Basement

- Hallway - Tiled floor. Stairs to ground floor.
- Cloakroom 2.44 x 2.07m Window to front elevation. Space and plumbing for washing machine. WC. Pedestal basin. Radiator.
- Storage Area Electrics. Hot water cylinder. Oil storage tank. Door to large garage.
- Store Room 3.51 x 2.21m Door to rear garage.
- Boiler Room 4.81 x 4.81m Boiler. Hot water cylinder. Door to wine store.
- Store Room 5.69 x 1.72m Tiled floor. Double doors to garage.
- "Servants" Kitchen 5.10 x 4.93m Partly glazed double doors and window to west elevation. Tiled floor. Electric meter. Sink. (This would make an ideal professional kitchen).
- Store Room 4.92 x 2.91m 2 windows to rear elevation. Tiled floor. Sink.
- Room 4.77 x 3.78m Tiled floor. 2 windows to rear elevation. Fireplace.
- Wine Store 4.55 x 2.05m

OUTSIDE

- Separate detached Building housing a Gymnasium (with bomb shelter behind) - 10.75 x 7.15m
- Glazed double doors to rear and front elevations. Window on two sides. Concrete floor.
- To the front of the property there is a large pond and a gravel drive.
- To the rear there is a part walled formal garden laid to lawn. Covered seating area with lighting. Hot tub.
- Under terrace – garage for 3 cars. Double wooden doors.
- The majority of the land is mature woodland.

ADDITIONAL INFORMATION

- Mains water, telephone and electricity are connected.
- Drainage is to a septic tank.
- Broadband internet connection.
- Oil fired central heating with new radiators.

ABOUT THE AREA

The property is to be found in Orne department in the Normandy region, the closest airport is Deauville Airport (75 km). Flights are also available from Dinard Airport (123 km), Rennes Airport (129 km), or Angers Airport (145 km). The ferry port at Caen is 40 km away and the D-Day Landing Beaches (61 km).

The Suisse Normandy area is known for tourism and is enjoyed by walkers, canoeists, anglers, hang-gliders and trekking enthusiasts. The river Orne is a winding river course bordered by steep banks with rolling, wooded countryside.

Summary

Property type:	Chateau
Bedrooms:	9
Bathrooms	9
Price	€787,500

Key Information

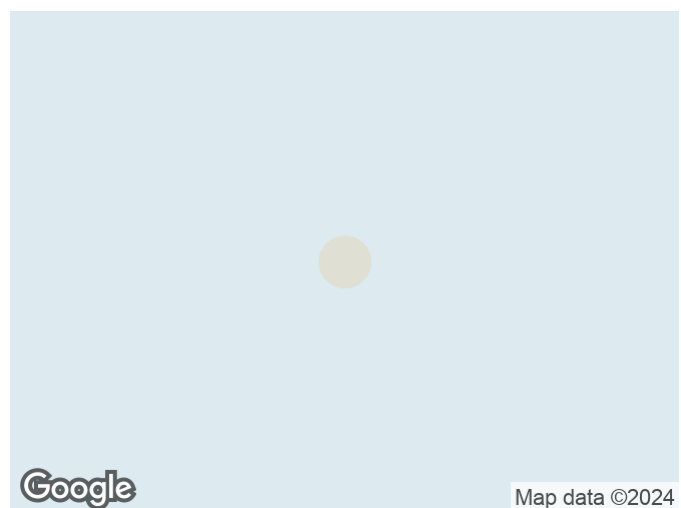
Internal Area:	417 sqm
Land Area:	12 ha
Floor:	3
How many Outbuildings:	2

Property Features:

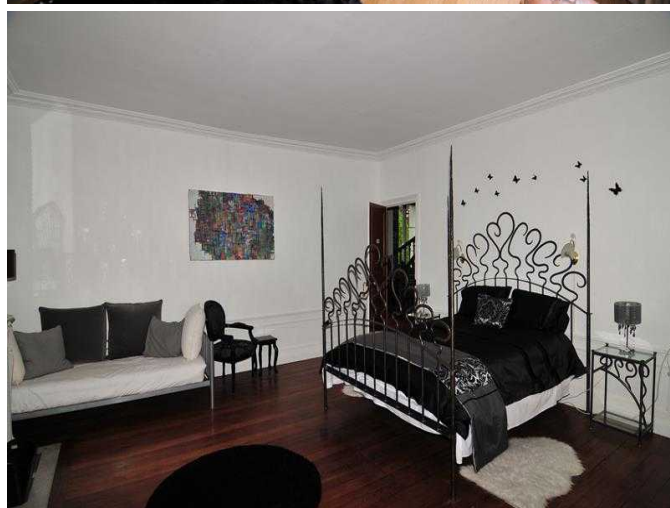
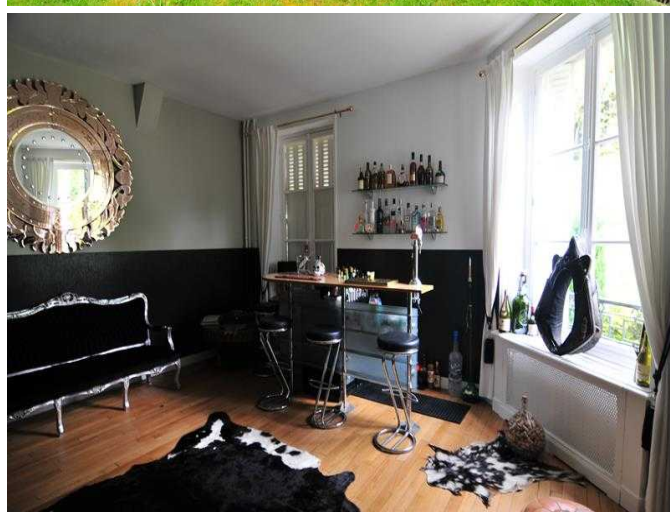
- land
- potential
- reduced!

Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes

Location: Normandy



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved