

EQUESTRIAN PROPERTY OF 7.8 HA WITH CASTLE, PAYS D'AUGE

4 650 000 €

Ref 87509488

Saint-Julien-sur-Calonne - Maison 5683 sq ft

VANEAU
Luxury Real Estate



About this property

Between Deauville and Pont-l'Évêque, 1900 castle on nearly 8 ha: 528 m², 7 bedrooms, 2 apartments, 9 stalls and meadows. In the heart of the Pays d'Auge, this characterful residence dating from 1900 is surrounded by a 7.86 hectare domain of garden and meadows. Pont-l'Évêque is a few minutes away, Deauville about twenty minutes, and the A13 allows easy access to Paris. Life is organized around a generous reception ground floor: three reception rooms and a dining room with fireplaces, as well as a fitted and equipped kitchen. On the upper floors, seven bedrooms and two offices are served by three bathrooms and two shower rooms. A gym and cellars in the basement, as well as an attic, complete the residence, which offers approximately 528 m² of living space. Riders will appreciate the stable with nine stalls, the tack room and the care room. The outbuilding also includes two apartments, a kitchen and a refectory. A golf course is located in the municipality. Price: ~4,650,000 including fees, payable by the seller. Energy performance diagnosis (DPE): energy class D (211 kWh/m²/year) & climate class B (6 kg CO₂/m²/year). Jean-Marc PETTE, Certified Real Estate Agent Vaneau RSAC 521613661 Nanterre-92 PHONE 06 83 35 39 60 (+ 33 6 83 35 39 60) Information on the risks to which this property is exposed is available on the GÉorisques website: www.georisques.gouv.fr

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VANEAU BOULOGNE

41 , route de la reine 92100
Boulogne

Price : 4 650 000 €

Surface : 5683 sq ft

Rooms : 23

Bedrooms : 0

Floors : 5

Bathrooms : 0

Shower rooms : 0

Digicode : Yes

Alarm : Yes

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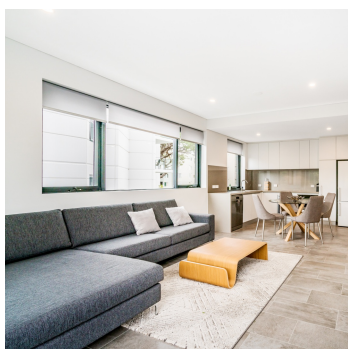
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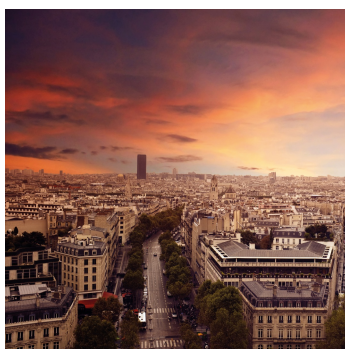






VANEAU LOCATION

Une équipe dédiée à Paris,
Neuilly et Boulogne



VANEAU

Immobilier de prestige depuis
1972



VANEAU VIAGER

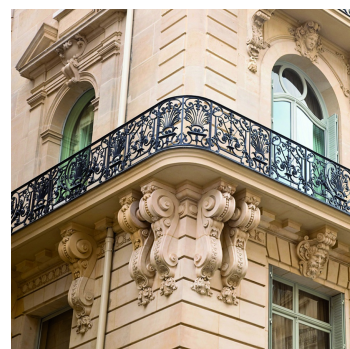
30 ans d'expérience en vente
viagère



VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

VANEAU C'EST AUSSI



VANEAU PATRIMOINE

Dispositifs de défiscalisation,
SCPI, Assurances Vie



VANEAU DIGITAL NEUF

La plate-forme digitale 100%
immobilier neuf



GESTION LOCATIVE

GTF, plus de 7 000 lots gérés à
Paris



COURTAGE CRÉDITS

Exell Crédit immobiliers
Assurances emprunteurs

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés