



RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND
EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE

EO/RE/845C

FRANCE – NORMANDY

Approximate Distances:

Grandville 40 km : Caen and Cherbourg each 80 km : Paris 280 km
Normandy coast 15 km

A MAGNIFICENT APPROX 158 ACRE COUNTRY ESTATE

LOCATED AT THE END OF A ONE KILOMETRE PRIVATE TREE LINED DRIVE WITH A STUNNING 17TH CENTURY CHATEAU, EXTENSIVE ANCILLARY ACCOMMODATION AND SUPERB EQUESTRIAN FACILITIES INCLUDING FIVE STONE BARNs WITH TWENTY INTERNAL LUXURY STABLES AND THREE KILOMETRES OF PRIVATE TRAINING TRACKS: WONDERFUL PASTURELAND, WOODLAND, A LARGE LAKE AND DOUBLE BANK FRONTAGE TO A TROUT RIVER

CHATEAU DU BOUILLON

PONT-BROCARD

50210 NOTRE DAME DE CENILLY



The Chateaux



The Lake And Grounds



The Drive And Land



The House

MAGNIFICENT 17TH CENTURY CHATEAUX

Recently refurbished with double glazed windows and oil fired central heating. Volumetric alarm system. Approx 1000 m² living space very briefly comprising the following:

GARDEN LEVEL

OFFICE with large chimney and private entry

STAFF APARTMENT comprising: DINING ROOM
FITTED KITCHEN
BEDROOM
BATHROOM

GROUND FLOOR

ENTRANCE HALL

LOUNGE with wall panelling and open fire

DINING ROOM with wall panelling and open fire

FITTED KITCHEN

CLOAKROOM

TIMBER STAIRCASE leading to first and second floors

FIRST FLOOR

BEDROOM SUITE comprising: BEDROOM with open fireplace
BATHROOM
SMALL OFFICE
DRESSING ROOM

BEDROOM TWO with open fireplace
BATHROOM

TV LOUNGE with wall panelling and open fire

FITTED LAUNDRY

SECOND FLOOR

APARTMENT comprising: LOUNGE with fireplace
BEDROOM
BATHROOM

BEDROOM with fireplace EN-SUITE BATHROOM with fireplace

FURTHER BEDROOM EN-SUITE BATHROOM

SUBSTANTIAL SELF CONTAINED HOUSE

Approached along a private avenue providing the following additional accommodation:

LIVING ROOM
FITTED KITCHEN
LOUNGE
BATHROOM
LAUNDRY
BEDROOMS

Double glazed windows and oil central heating

STUDIO FLAT comprising: FITTED KITCHEN
 LIVING ROOM
 BATHROOM

15TH CENTURY CHAPEL

DOUBLE GARAGE

COURT YARD OF STONE BARN

A gravelled courtyard with

FIVE STONE OUTBUILDINGS incorporating TWENTY INTERNAL LUXURY STABLES
and LARGE TACK ROOM

We understand planning permission has been granted for the erection of a 70m x 30m INDOOR SCHOOL, further details of which are available from the vendors during inspection.

THE LAND

The land completely surrounds the property in beautiful rolling pasture with several areas of woodland, a large lake and double bank frontage to a trout river.

IN ALL APPROX 158 ACRES
(About 64 Hectares)

N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract, RURAL SCENE have NOT visited Chateau du Bouillon, and all information has been supplied by the vendors who have checked and approved the details. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, or other matters relating to it.

VIEWING

Strictly by appointment only with the Agents **RURAL SCENE - TEL 01264 850700**

Please give as much notice as possible. Directions will provided upon confirmation of an appointment.

PRICE GUIDE €3,000,000



The House



The Lake, Land And Drive



The Principle Entrance



Traditional Barns



The Drive And Grounds



The River



Traditional Barns



Internal Stables



Internal Stables



Apartment



Apartment



Bedroom



Dining Room



Lounge



Bedroom