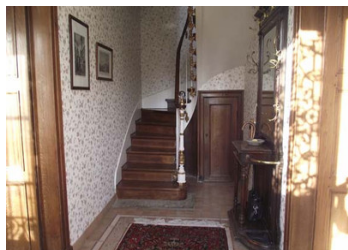


## 18th Century Gentleman's Residence in a parkland , equestrian or B&B possibilities



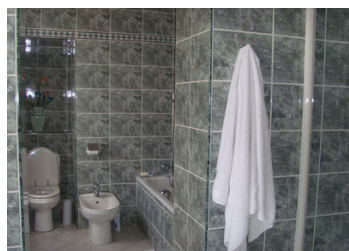
## INFORMATION

Town:	Ségrie-Fontaine
Department:	Orne
Bed:	6
Bath:	4
Floor:	350 m2
Plot Size:	42600 m2

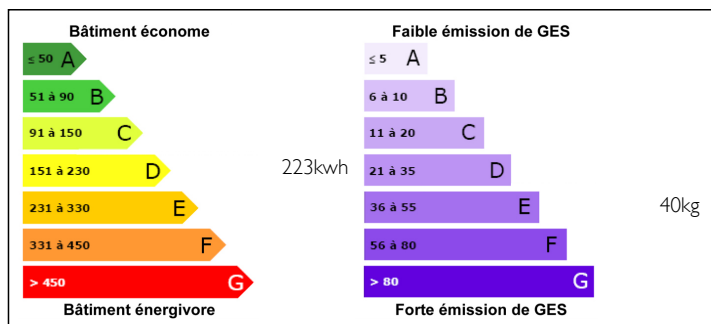


## IN BRIEF

This noble house has been restored with love and care to keep its integrity and provide a quality family home or can be used as a prestige chambres d'hôtes or as a rental income business.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The American owners have renovated this elegant house, in a stunning location nearby historic Domfront and Roche d'Oêtre in lower Normandy, with great consideration for detail.

You approach the house via an alley flanked with Italian conifers. The entrance hall with winding staircase up to all floors is in the middle of the house with rooms to either side. To the left you find a formal sitting room with an ante room from which you find the downstairs cloak room.

To the right is a large lounge with an open fireplace and off this is the enormous built-in american kitchen with granite tops and a dining table. Next to this is the winter garden, a vast double height barn conversion with ambient light and temperature. A cloak room completes this floor.

The first floor has the master suite with dressing and large bathroom with bath and shower and another suite of large proportions.

The top floor is currently used as a guest suite and two further bedrooms and storage space, but can easily be rearranged to your own requirements.

Outside is a double garage with a boarded floor which can easily be converted to a gîte or as stables. Within the walled part of the garden is a further barn, converted into an artist's studio (double height) with a covered open sitting area attached to it.

At the rear of the house is a further dwelling, which is not used at the moment.

All this sits in a massive 10 acres...

## LOCAL TAXES

**Taxe foncière: 1879 EUR**

**Taxe habitation: 1595 EUR**

## NOTES