

Large 7-bedroom stone house with over 1.7 acres of land with mature trees, garden and village views



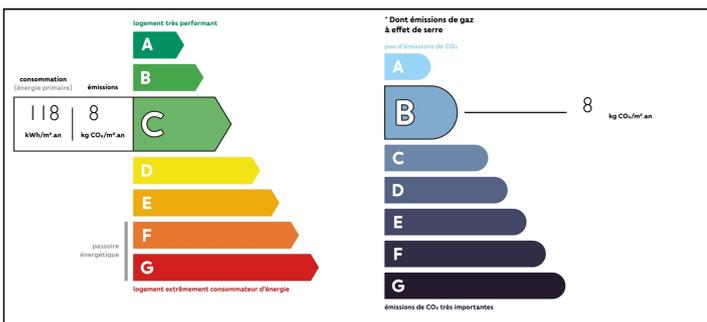
INFORMATION

Town:	Vimoutiers
Department:	Orne
Bed:	7
Bath:	2
Floor:	274 m2
Plot Size:	7619 m2

IN BRIEF

Built in the 1960's and overlooking Vimoutiers, this stone house has stunning panoramic views over the surrounding countryside. Originally designed to host two households, the house would make a perfect B&B with separate entrance for the guests, a large terrace/breakfast room, and separate car accesses. Nestled above the centre of Vimoutiers, overlooking the small city and the hilly countryside, the property features high-end finishing with its terrace-balconies, patio-doors, motorized patio shades and shutters as well as its large and functional underground of around 150 m². With 7 bedrooms split over 3 levels, the space is excellent with scope to change the layout in some parts. A large 4-bedrooms apartment on the first floor will be the perfect accommodation for family guests, whereas the three bedrooms on the 2nd floor will be more fit for couples and single guests.

ENERGY - DPE



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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

Passed the automatic entrance gates, the property is approached via a private driveway through the garden (a second entrance gate can provide independent access from another street).

Ground floor:

A large panoramic terrace along the West and South sides of the house accessed from the dining/living room is overlooking the garden and the roofs of Vimoutiers further down;

The entrance hallway is adjacent to a small lounge of approx. 11 m² and French doors are leading to a large living/dining room of over 35 m² with feature wood floor, fireplace and patio doors providing access to the large outdoor terrace.

First floor:

Accessed from a separate entrance on the ground floor (with a door communicating with the ground floor), this level comprises a large living/dining room of over 35 m² with feature wood floor and open fireplace, 4 bedrooms (of approx. 16 m², 14 m², 12 m² and 11 m²) with balconies on two of them, one kitchen of approx. 8 m², one bathroom, one WC.

Second floor:

1 bedroom and 2 offices (of approx. 10 m², 9 m² and 9 m²) with mansard dormer windows and wood floor. 2 large attic spaces have been fully insulated and are available to be converted.

Underground:

A large garage (with capacity for 5/6 cars and/or ride-on lawnmower), with automatic doors, a laundry/boiler room, a workshop, a cellar, and storages.

A property lovingly maintained throughout the years; electricity has been fully renovated in 2020, the gas heating central unit has been installed in 2021 and can be...

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