A five-bedroom manor house once owned by the Marquis and Marquise de Mannoury d’Ectot famous for their literary “soirees”, beautifully restored with garden, large terrace and swimming...

**INFORMATION**

<table>
<thead>
<tr>
<th>Town:</th>
<th>AUBRY EN EXMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Department:</td>
<td>Orne</td>
</tr>
<tr>
<td>Bed:</td>
<td>5</td>
</tr>
<tr>
<td>Bath:</td>
<td>3</td>
</tr>
<tr>
<td>Floor:</td>
<td>305 m²</td>
</tr>
<tr>
<td>Plot Size:</td>
<td>5241 m²</td>
</tr>
</tbody>
</table>

**IN BRIEF**

An imposing property built in the 17th century but fully refurbished in 1985 with comfortable living space perfect for entertaining. A successful gite business can be developed from the annexe with disabled access which is also ideal for aged relatives. Perfectly located in the beautiful pays d’Auge, in the heart of a famous horse breeding region with the Haras National du Pin, a world famous stud only a few kilometres away with golf courses and gastronomiques restaurants nearby, less than 15 kms from the exits of two motorways and 50 minutes from the Normandy beaches and the ferry port of Caen – Ouistreham.

**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 property is located in a classified area (World War II) and protected from any new future construction nearby, 1.5 km from the town with all its shops and services including doctor, physiotherapist, pharmacy, post office, bakery, and grocery store.

Verlaine and Maupassant were both regular visitors and the house is steeped into history shared with the chateau in the nearby town whilst providing some generous and modern accommodation in nearly 300 square meters organised as follows:

GROUND FLOOR

- Entrance hall: - 9 m² with tiled floor opening into the:
  - Sitting room: - 23 m² with two windows and French doors, beamed ceiling and a beautiful period fireplace
  - Kitchen: - 26.5 m² a beautiful open plan kitchen with dining area and beamed ceiling. Fully fitted with oven, hob, extractor hood and dishwasher, two French doors lead to the terrace and swimming pool and solid oak stairs lead to:
    - Mezzanine bedroom 1: - 14 m²
    - Bathroom area: - 5 m² with bath with claw feet and washbasin
- Utility/laundry room: - 15 m²
- Boiler room: - 12 m²
- Shower room: - 3 m² with WC, shower and washbasin
- Bedroom 2: - 18 m² with dual aspect windows French doors to:
  - Winter garden/conservatory: - 29 m² with door to outside rear paved terrace and annex with:
  - Kitchenette: - 3 m²
  - WC
  - Conference room/living room: - 38.4 m² with French doors to the rear terrace
- Office 1/Bedroom: - 14.8 m²
- Office 1/Bedroom 2: - 15.5 m² with French doors to rear terrace

LOCAL TAXES

- Taxe foncière: 1830 EUR
- Taxe habitation: 1000 EUR

NOTES

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