

A superbly renovated Manoir, a large, warm family home or a boutique hôtel, a huge scope for an entrepreneur.



## INFORMATION

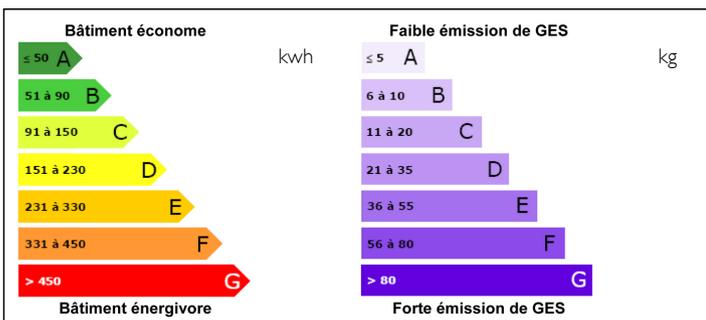
Town:	Saint-Pierre-du-Regard
Department:	Orne
Bed:	9
Bath:	7
Floor:	480 m2
Plot Size:	124005 m2



## IN BRIEF

Although an excellent renovation, there is still scope for expanding this building to create more rooms. The entrance hall with sweeping staircase is reached by a double sided outside staircase (wedding photo opportunity!) The whole of the ground floor is dedicated to reception rooms (2)/ dining room/ entertainment room/ kitchen. There is a walled garden to the rear with terrace and hot tub. Room for a large marquee if needed in the tennis court area, as was used by the present vendors for a fabulous wedding party of 500 guests and the couple arriving and departing by helicopter from a mini pad on the lawn. The chateau has now been run as a B&B for 2 years with great success. The first floor has 6 bedrooms with en-suite bathrooms/ shower rooms. The second floor has 3 bedrooms and a family bathroom, but also 2 very large, and not yet converted, rooms, which would...

## 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

A grand Manor built in stone and covered in slate.  
Ground floor: entrance with staircase, kitchen, 2 lounges, dining room, bedroom, wc, patio overlooking the park.

1st floor: hallway leading to 6 bedrooms, bathroom and WC

2nd floor: corridor leading to 3 bedrooms with bathrooms, 2 large attics, shower room, WC.

Basement: cellars, workshops, boiler room, garage, laundry room, kitchen

Good sized function room next to the rear lawn could be ideal for functions, currently used as a gym. Pond feature in front of the chateau.

Land.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 2500 EUR**

## NOTES