

Belleme. Beautiful C18th century stone farmhouse with outbuilding set in 3 acres land, pond, fruit trees...



INFORMATION

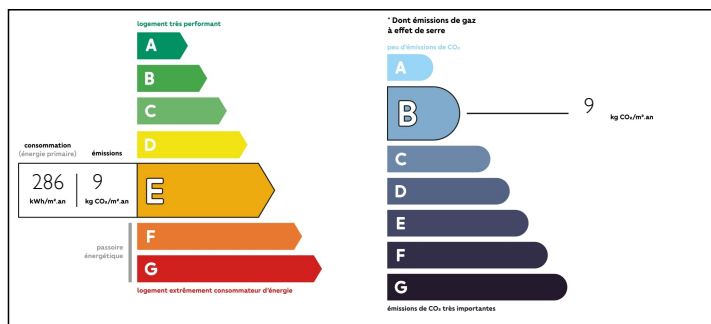
Town:	Origny-le-Roux
Department:	Orne
Bed:	5
Bath:	4
Floor:	270 m2
Plot Size:	16710 m2

IN BRIEF

Bucolique country estate - Belleme / Mamers. Set at the end of its lane in beautiful countryside with far reaching views, no neighbors. Old stone farmhouse dates to C18th 6 bedrooms, 4 shower/bathrooms. Large stone outbuilding requiring restoration. 3 acres Land. Huge potential



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.



LOCAL TAXES

Taxe foncière: 1500 EUR

NOTES

DESCRIPTION

The farmhouse is full of character. Large reception hall, Dining room with huge fireplace and open onto the kitchen, salon with wood burning stove, large bedroom with fireplace, bathroom, wc, utility room, at the other end of the farmhouse is a second ground floor bedroom and a bathroom with wc. Upstairs there is a living room, four bedrooms and two shower rooms. The property has many original features: stone floor tiles, exposed beams, fireplaces. Electric heating and septic tank drainage.

Whilst the ground floor has for the most part been updated and offers large, light reception rooms as well as a ground floor master suite, the second ground floor bathroom requires modernisation and also the upstairs has rooms that would benefit from modernisation.

The huge outbuilding requires restoration and the roof replacing: stables, workshop, loft and an office. Budget required after purchase - huge potential.

The property is nicely set within its 3 acres of mature gardens, orchard and large pond.

Superb views over the countryside. Peaceful location with no neighbors.

Very well located less than 10km from Belleme – beautiful ancient fortified town with golf course. 1h Le Mans where there is a fast rail link to Paris. 2 hours by road from Paris and 2 hours to Caen and 4 h Calais.

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