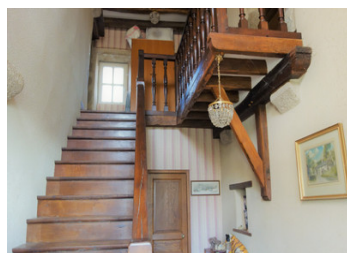


Imposing country house with gite, barn, stables and 2.6 acres of land only 2h30 from Paris



INFORMATION

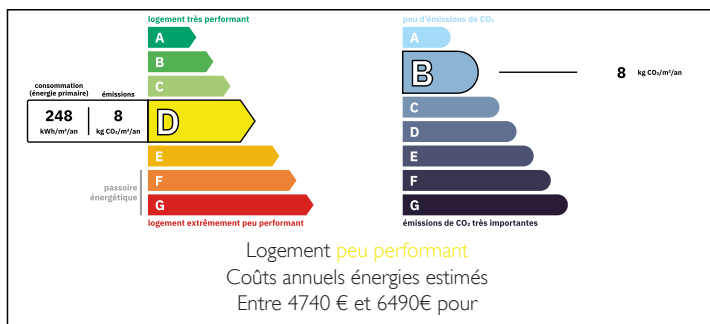
Town:	Condé-sur-Sarthe
Department:	Orne
Bed:	4
Bath:	3
Floor:	275 m2
Plot Size:	10604 m2



IN BRIEF

A fantastic opportunity to acquire a charming home with a large barn, stables, and ample land for horses. This spacious family residence includes a section dating back to the 15th century, showcasing beautiful original features throughout. Versatile in its layout, the property can serve as a large family home or be divided into a home with an attached gîte, offering excellent income potential. Nestled in a countryside setting, it is just 4km from the centre of the historic town of Alençon and only 195km to Paris.

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.



NOTES

DESCRIPTION

Secure double electric gates lead to circular driveway and walled garden and vegetable plot. To the side and behind the house are grass paddocks ideally suited for a couple of horses. Large barn with full height and enough room for a camper van.

Enter through double doors to the main hall, left takes you to the house and right leads to the gite

HOUSE

On the ground floor of the house: Hall with imposing staircase and Juliet balcony, leading to both the main house and gite.

Lounge/Dining Room 6.4 x 6.2 with feature fireplace and wood-burning stove, underfloor electric heating, tiled floor and access to the garden

Kitchen 5.5 x 5 bright sunny room with stable door to garden, small wood-burning stove, plenty of fitted units and tiled floor

Hallway leading to utility area

Double bedroom 1 - 4.4 x 3.3 with en-suite bathroom 2.6 X 2.6

First Floor: Main central staircase leads to large sunny beautiful room 6.3 x 6 with feature fireplace, this would make a stunning master bedroom.

Door leads to large attic space suitable for conversion.

GITE

On the ground floor of the gite: fitted Kitchen with underfloor heating 4 x 3.5

Lounge/Dining Room 5.6 x 6 with electric heating and staircase to the first floor leading to three bedrooms and two bathrooms one of which has a