LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A27816NSD61 Price: 375 000 EUR

agency fees to be paid by the seller

Stunning semi-detached stone house, fully renovated, 4 beds, 2 private gardens, 10 mins from shops & amenities







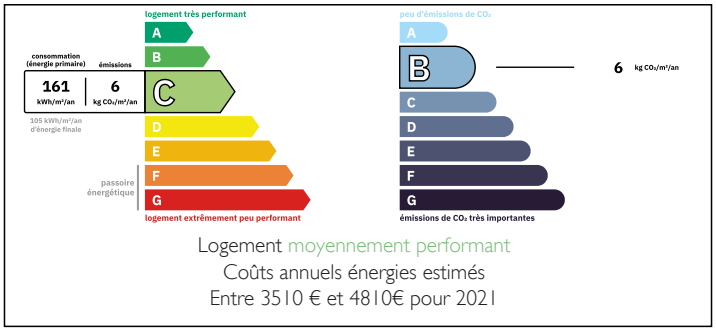








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3510 € et 4810€ pour 2021

INFORMATION

Town:	Argentan
Department:	Orne
Bed:	4
Bath:	2
Floor:	362 m2
Plot Size:	796 m2

IN BRIEF

Discover this characterful semi-detached stone farmhouse full of charm and history, ideally located just 10 minutes from Argentan, in the heart of the Normandy countryside. Set on a 796 m² enclosed plot, this renovated 4-bedroom property spans three levels and offers two private gardens, perfect for relaxing or entertaining.

This beautiful home has been tastefully renovated, blending authentic period features—such as exposed beams, stone walls, original fireplaces, and a traditional wooden staircase—with modern comforts and high-quality finishes. With generous volumes and high ceilings, this is a turnkey property ready to move into.

Part of a unique former fortified farm, now thoughtfully divided into independent dwellings, this house offers a sense of community without compromising privacy. Each unit is fully independent,

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.

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LOCAL TAXES

Taxe foncière:	**1687 EUR**

NOTES

DESCRIPTION

Ground Floor:
- A spacious 36 m² dining room with direct access to outdoor terraces, ideal for entertaining.
- A stunning 48 m² living room featuring original stone fireplaces and a wood-burning stove.
- A fully equipped open-plan kitchen connected to a pantry, cloakroom, and WC.

First Floor:
- Landing leading to a beautiful master suite with a 48 m² bedroom, a bathroom with bathtub, shower, sink and WC.
- A second 41 m² bedroom with a fireplace—ideal as a guest room, office, or children's room.

Second Floor:
- A dramatic 75 m² open-plan loft space with cathedral ceilings, perfect for a second lounge, studio, or playroom.
- A private ensuite bedroom (18 m²) with shower room (shower, sink, WC).
- Another 12 m² bedroom on the opposite side of the open space.

Comfort & Systems:
- Central heating with reversible air-to-water and air-to-air heat pumps on the second floor (installed in 2020). Thanks to its thick walls and the air conditioning on the second floor, the house is comfortable all year round.
- Double-glazed windows
- Mains drainage
- Water softener
- Boiler room accessible from the garden

Outdoor Spaces:
- A 415 m² fenced rear garden with mature trees and a terrace, offering peace and privacy
- A 163 m² front garden within the former fortified farmhouse courtyard, enclosed with hedges and with an additional terrace
- Low-maintenance outdoor areas, ideal for enjoying the countryside without heavy upkeep