

For sale : Beautiful medieval manor for sale in Normandy,(Orne, Argentan)



INFORMATION

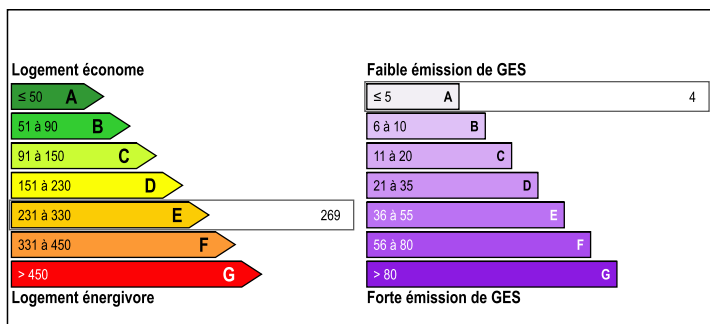
Town:	Joué-du-Plain
Department:	Orne
Bed:	2
Bath:	3
Floor:	305 m2
Plot Size:	7725 m2



IN BRIEF

Beautiful medieval manor for sale in Normandy, in the Orne department, 15 minutes from Argentan. Very well renovated, strong potential, numerous outbuildings, in an isolated and quiet environment in the Norman countryside.

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: 1440 EUR

NOTES

DESCRIPTION

This property is located in Normandy in the Orne department (20 minutes south of Argentan).

Isolated, this manor can offer an ideal living environment for a family or individuals wishing to create a tourist accommodation (gite). This 12th-century farmhouse-manor is typical of the region, built with local stones (granite), and has been renovated while respecting the history of the property.

Designed defensively with its large square courtyard, this property has a remarkable historical charm with its high walls and surrounding buildings. Its large double-arched gateway leads visitors directly into a peaceful world, entering this honor courtyard with a grass area facing the manor and moats (border with the neighboring property, a large castle).

The property (over an area of more than 7000m²) is very symmetrical, with the granite manor and annexes on the sides. The restoration work carried out by the owners has preserved this place full of history.

The manor has a living area of 300m², with:

On the ground floor: the central entrance with its large and wide staircase (granite), to its right a 34m² living room, with a beautiful fireplace (granite), a tiled floor, and brick walls; then we access an office (possible bedroom, 19m²) with a tiled floor and exposed beams on the ceiling, and a bathroom (4m²); under the central staircase, there are toilets, a laundry room, and a cloakroom (3.5m²); to its left: a beautiful 50m² dining room, with a magnificent granite fireplace, tiled floor; and then the 24m² kitchen fitted out in...