LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35354RBR61 Price: 171 389 EUR

agency fees to be paid by the seller

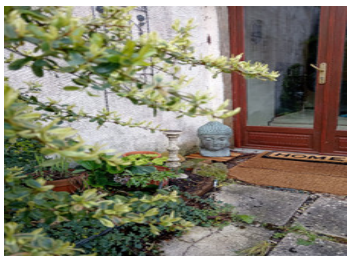
"A property, ideal for multigenerational living, house and very large separAte gite en the route Le Mans."







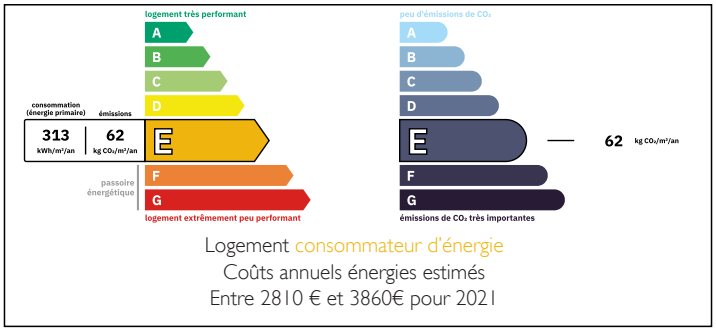








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2810 € et 3860€ pour 2021

INFORMATION

Town:	Boissei-la-Lande
Department:	Orne
Bed:	4
Bath:	4
Floor:	142 m2
Plot Size:	10100 m2

IN BRIEF

Charming, original family home, stone dwelling comprising two former cottages: -
Ground floor: kitchen, living room with fireplace and wood-burning stove, dining room, study, shower room with WC, large living room with kitchen, laundry room and workshop/study.

First floor: two bedrooms with en-suite bathrooms and WCs, a mezzanine bedroom above the living room and kitchen.
A barn divided into three rooms, an oil-fired boiler room, a workshop and a wood store are attached to the house.
Outside, a SUPERB GRANDE GITE with an entrance hall equipped with a wood-burning stove and a guest bedroom, and above, a large room serving as a lounge/dining room/kitchen/ CHAMBRE, and a shower room with WC.
Adjoining the outbuilding is a garage and two or three small stables.

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:	**525 EUR**

NOTES

DESCRIPTION

A dream property for buyers seeking history, charm, and space, with the rare advantage of multiple living areas, guest accommodation, equestrian facilities, and generous land—all while remaining well connected to Normandy's major towns and travel links. Paris in 2 hours by train. Granville in 1hour 15 minutes also by train.

The property combines the charm of traditional Normandy architecture a white stone longere with flexible living spaces, including 2 parts for independent guest accommodation, making it ideal for family living, hosting visitors, or potential rental income.

The property enjoys a tranquil village setting surrounded by the characteristic white stone houses of the region, while remaining conveniently close to towns and transport links including the staion of Argentan for the west coast beaches or Paris.

Nearby destinations include:
Argentan – 11 km
Haras du Pin (the famous national stud farm) – 18 km
Falaise – 40 km (home to the historic château of William the Conqueror)
Bagnoles-de-l'Orne – 43 km
Flers – 58 km
Domfront – 59 km
Lisieux Cathedral – 64 km
Ouistreham ferry port – 98 km (approx. 58 minutes)
Caen airport – within easy reach

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

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