

## Charming Normandy Longère with Gîte & Studio – Lifestyle Home with Income Potential near Bagnoles-de-l'Orne

EXCLUSIVE



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Méhoudin |
| Department: | Orne     |
| Bed:        | 6        |
| Bath:       | 3        |
| Floor:      | 385 m2   |
| Plot Size:  | 900 m2   |

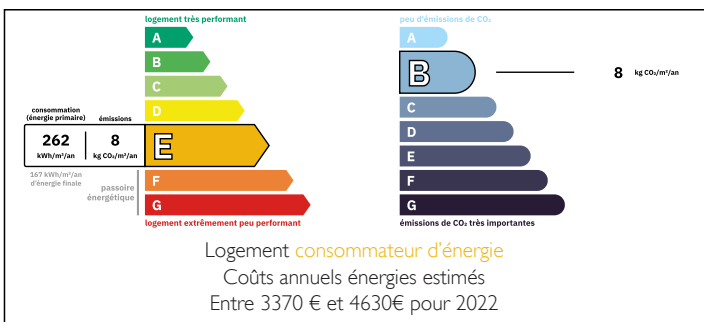
## IN BRIEF

Charming Normandy Longère with Gîte & Studio | 6 Bedrooms | Income Potential

Located in a peaceful countryside hamlet near the spa town of Bagnoles-de-l'Orne and the medieval town of Domfront, this attractive stone longère offers a rare and highly flexible property: a main house plus two independent accommodations.

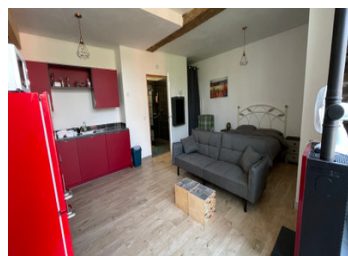
Ideal for multi-generational living, a family home with rental income, or a turnkey holiday-let business (gîte + studio).

## 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.



## DESCRIPTION

### PROPERTY HIGHLIGHTS

3 independent living units (main house + gîte + studio)

offering approximately 385 m<sup>2</sup> of versatile living space

6 bedrooms (across the whole property)

Multiple lounges and fitted kitchens

Traditional character: fireplaces, beams, exposed stone

Private enclosed garden of approx. 890 m<sup>2</sup> — easy to maintain while still offering outdoor space for relaxing or entertaining.

Courtyard + off-road parking

Outbuilding (storage/workshop)

Peaceful rural setting, within easy reach of local amenities

## NOTES

### DESCRIPTION

The main house offers spacious, welcoming living areas filled with authentic charm, including fireplaces and original stonework. The layout makes it ideal as a family home or second residence.

In addition, two fully independent accommodations — a studio and a gîte — allow you to generate income immediately or host friends and family with complete privacy. Each unit has its own entrance and facilities, making the property suitable for tourism, long-term lets, or extended living.

### LOCATION

Located in a pleasant rural hamlet within easy reach of:

The spa town of Bagnoles-de-l'Orne

The historic medieval town of Domfront

Local shops and amenities

A nearby leisure lake / beach area

This location offers space, tranquillity and tourism appeal — all within reach of everyday services.