LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38447RBR61 Price: 432 372 EUR

agency fees to be paid by the seller

An exceptional Gentleman's Residence situated in the heart of the Swiss Normandy.

EXCLUSIVE















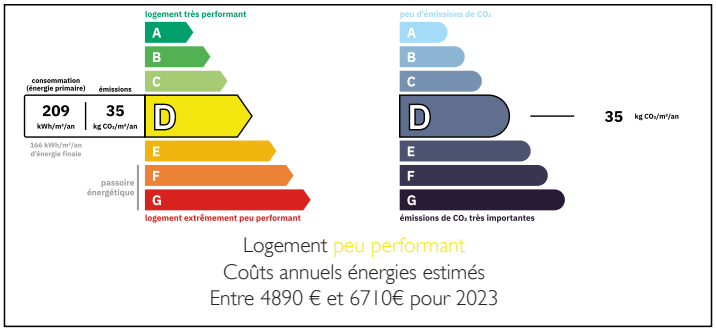
INFORMATION

Town:	Athis-Val de Rouvre
Department:	Orne
Bed:	5
Bath:	3
Floor:	265 m2
Plot Size:	43850 m2

IN BRIEF

A Stone-built residential manor with slate roof, comprising:
On the ground floor: An entrance hall with original elegant "belle époque" staircase and tiled flooring, and to the right a generous living room with fireplace and wood-burning stove, a fully equipped modern light and bright kitchen, then leading to a wintergarden annex storage space, and a WC with washbasin. From the hall entrance to the left, a voluminous bureau/ could be a bedroom, a day room or possible vestibule, and a bathroom with, shower, washbasin and toilet. First floor: a spacious landing with tiled floor leads to bedroom with original oak parquet floor and marble fireplace with dressing room and bathroom with washbasin, bath, shower, WC and bidet and a second bedroom with fireplace and adjoining sejour both with original oak parquet floor. On the second floor: in the...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4890 € et 6710€ pour 2023

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:	**3664 EUR**

NOTES

DESCRIPTION

A divine property situated in the most touristic region of the "Le fil d'eau" the River Orne and its huge variety of sporting, equine, aquatic, brocantes and theatrical activities here and nearby. Climbing, hiking, cycling and fishing holidays offer a wonderful environment for family holidays and a large south facing terrace for entertaining after days out. Huge potential for gites here, a coveted area of Normandy with first class dining in the region. Optic Fibre available here for your Website.

A magnificent and stunning property with several outbuildings ripe for renovation for the future buyer. There is proximity to tiny properties originally used by farm workers, on the lands surrounding and this property comes with 4 plus hectares and a local person upkeeps the land with a Bail on the land.

The property is within striking distance of the more recent Chateau of Segrie Fontaine "hidden fountain", with its occasional events calendar and far more importantly the splendid Roche d'Oetre and its amazing cliffs in the area of Clecy, a huge tourist attraction throughout the year.

In easy reach - Conde en Normandie, Flers station to Paris in 2 hours, Caen Chateau, Bayeux Tapestry and Cathedral, the wonderful DDay beaches and the Special festival of Coquille st Jacques annually at Port en Bessin.

Room measurements in metre carrés : -
Hall d'entrée 6.43 m²
Salon 25.73 m²
Salle de séjour 14.94 m²
Salle de douche 3.56 m²
Salle à manger 33.65 m²
Cuisine 27.47 m²
Salle de jardin env. 24.00 m²

Palier...

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