LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39530NSD61 Price: 194 000 EUR

agency fees to be paid by the seller

Charming detached cottage with garden and a gite in a village with prestigious past close to Haras du Pin







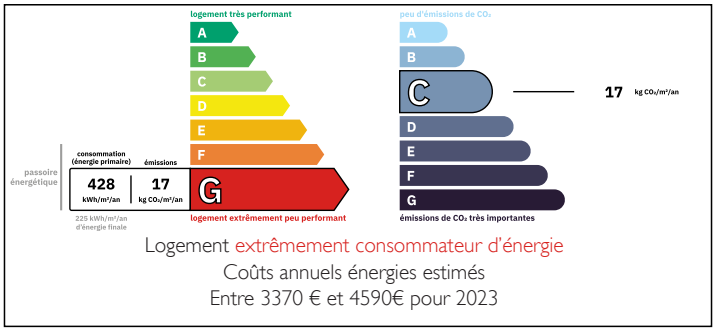








ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 3370 € et 4590€ pour 2023

INFORMATION

Town:	Gouffern en Auge
Department:	Orne
Bed:	5
Bath:	2
Floor:	103 m2
Plot Size:	530 m2

IN BRIEF

Nestled in the peaceful, historic village of Exmes, just 4 km from the world-famous Haras du Pin equestrian estate, this rare 18th-century stone and timber-framed cottage offers 3 beds / 80 m² of character-filled living space over two levels.

It features an entrance hall, cosy living room with stone fireplace, dining room, separate kitchen, bathroom with WC, and 3 bright bedrooms upstairs.

Set on a 500 m² easy-to-maintain fenced garden, the property also includes a charming 22.5 m² guest house with 2 extra bedrooms (one with mezzanine) and a shower room with WC—ideal for guests or holiday rentals.

The home showcases traditional Normandy architecture with exposed beams and rustic stonework.

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:	**433 EUR**

NOTES

DESCRIPTION

Set in the heart of the charming Normandy village of Exmes, directly facing the Romanesque church and its impressive arched portal, this distinctive 18th-century home stands out with its stone gable featuring and traditional half-timbered façade.

Access is via a quaint gate leading to an easy-to-maintain, planted garden of around 500 m².

Ground floor:
- Entrance/library (8.3 m²) with cathedral ceiling and open timber framing
- Living room (18.5 m²) with open fireplace
- Dining room (18 m²) with original terracotta floor tiles
- Separate fitted kitchen (6.3 m²) with double sink, induction hob, extractor fan, tiled floor
- Bathroom (4 m²) with bath, WC, sink, and tiled floor

Upstairs:
Converted attic with 3 bedrooms (12 m², 8 m², and 4 m²), all with built-in storage and terracotta flooring

Guest House:
Charming converted outbuilding in brick and timber with tile roof:
- Two bedrooms (10 m² and 9 m²), one with mezzanine
- Shower room (3.4 m²) with sink, shower, and WC

Electric heating, connected to mains drainage

A rare opportunity to own a character-filled property in a peaceful Normandy setting.

Only 20 minutes from Argentan train station (direct trains to Paris under 2 hours) and 11 minutes from the market town of Gacé with shops and services. Caen / Ouistreham Ferry port is 90 km away.

Information about risks to which this property is