

Rare Multi-Property Estate in Beautiful Historic Carrouges, Normandy



INFORMATION

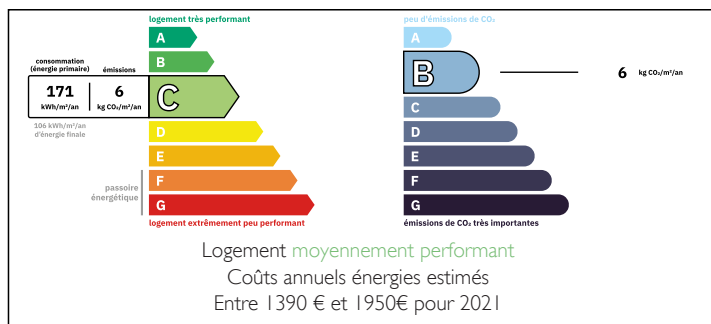
Town:	Carrouges
Department:	Orne
Bed:	10
Bath:	4
Floor:	301 m2
Plot Size:	664 m2



IN BRIEF

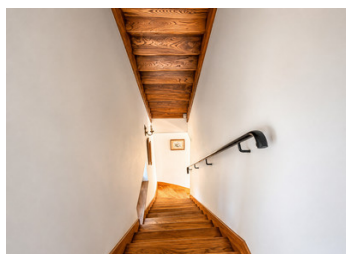
Rare character property in the heart of Carrouges, a charming historic village in the Orne, located within the Normandie-Maine Regional Natural Park, just 24 km from Alençon, 24 km from Argentan and 16 km from La Ferté-Macé. This unique estate comprises three independent buildings: a commercial property with an existing tenant (two 48 m² rooms and a 13 m² office), a fully renovated 103 m² detached house with a spacious living area, fitted kitchen, two bedrooms and private courtyard, and a 300 m² character house, currently operating as a holiday cottage, featuring a bright 85 m² open-plan living space, 8 bedrooms, several bathrooms, and part of the ground floor ready for renovation. Set on a 664 m² plot with an enclosed garden, this versatile property is ideal for investors, tourism businesses, extended families or anyone seeking a home...

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.



NOTES

DESCRIPTION

Character Property Complex in the Heart of Carrouges – Commercial Premises, Renovated House and Large Guest House with Garden

A rare opportunity in the centre of Carrouges, combining rental investment, primary or secondary residence, and tourism potential. This unique property comprises three independent buildings, offering multiple possibilities: immediate rental income, holiday accommodation, commercial activity or a family project.

Located in the heart of Carrouges, a charming historic village in the Orne department and part of the Normandie-Maine Regional Natural Park, the property enjoys an exceptional setting combining heritage, nature and local amenities.

An Ideal Location

Carrouges provides all everyday conveniences, including:

- * Nursery, primary and secondary schools
- * Local shops: bakery, butcher, pharmacy, banks, restaurants, newsagent, florist, healthcare professionals and veterinary services
- * Weekly market, local associations and a vibrant village atmosphere

Distances: Alençon: 24 km (approx. 25 minutes), Argentan: 24 km (approx. 25 minutes), La Ferté-Macé: 16 km (approx. 15 minutes)

Rich Heritage

Carrouges is renowned for its magnificent red-brick château, listed as a French National Monument. Originally built during the Middle Ages and later transformed during the Renaissance, it is famous for hosting France's last judicial duel. The château and its beautiful grounds attract visitors throughout the year.

The village is also one of the gateways to the Normandie-Maine Regional Natural Park, offering forests, hiking trails, cycling routes and unspoilt countryside.

I. Commercial Premises – Currently Let

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