

Stunning Maison de Maître with courtyard, equestrian facilities, ménage, outbuildings and land



INFORMATION

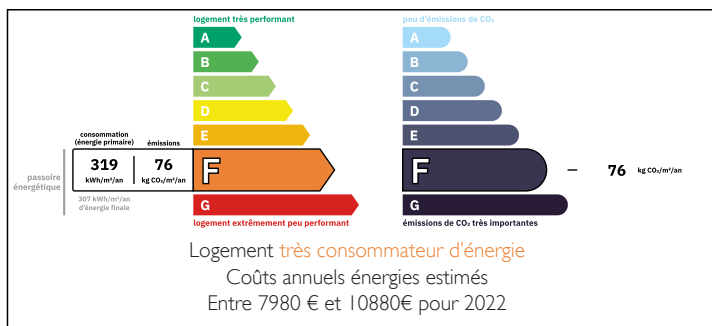
Town:	Les Monts d'Aunay
Department:	Calvados
Bed:	5
Bath:	3
Floor:	218 m2
Plot Size:	48997 m2

IN BRIEF

This elegant Maison de Maître offers spacious and beautifully proportioned accommodation, with high ceilings and large windows flooding the rooms with natural light while retaining many of the original features that are characteristic of these classic French homes. The property comprises five bedrooms and bright, welcoming reception rooms, combining period charm with comfortable family living. Set within just under 5 hectares of land, the property includes a wide range of outbuildings, offering excellent flexibility and potential for a variety of projects, whether for business, storage or further development (subject to any necessary permissions). Ideal for equestrian enthusiasts, it benefits from fenced paddocks and a covered sand arena, providing excellent facilities for horses. Nestled just outside the town of Aunay-sur-Odon, the property also offers easy access to the A84, making travel to Caen, Bayeux and beyond both quick and...



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 1300 EUR

NOTES

DESCRIPTION

The property is approached via a private driveway leading to the main house, which is arranged in the traditional style around a central courtyard with its range of stone outbuildings. The ground floor offers a bright and comfortable sitting room with space for a dining area, complemented by a recently installed, energy-efficient pellet stove. There is also a fitted kitchen, an arrière-cuisine with boiler room, a downstairs WC, and a study which could equally serve as a ground floor bedroom.

The first floor comprises three bedrooms, one of which benefits from an en-suite shower room, together with a family bathroom. The second floor provides two further bedrooms, a shower room with WC, and a small additional room ideal for use as a home office or study. The property is heated by oil-fired central heating, with the pellet stove providing an efficient additional heat source.

Outside, the extensive outbuildings offer exceptional versatility. The long stone barn includes a substantial first-floor space with excellent potential for conversion into an events venue, studio or a variety of other uses (subject to the necessary permissions). A large hay barn could easily be adapted to create stables, complementing the existing covered sand arena (20 X 25m) and fenced paddocks, making this an ideal property for equestrian enthusiasts.

Further photographs are available on request. Please don't hesitate to get in touch for additional information or to arrange a viewing.

Information about risks to which this property is exposed is available on the Géorisques website...