LEGGETT
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Ref: A46461LIE61 Price: 1 277 000 EUR

agency fees to be paid by the seller

Authentic 16th-century Percheron Manor house, registered historic monument, outbuildings, elegant gardens ...















INFORMATION

Town:	Perche en Nocé
Department:	Orne
Bed:	6
Bath:	4
Floor:	380 m2
Plot Size:	11724 m2

IN BRIEF

Perche – 2 hours from Paris – within the Perche regional nature park.

An authentic 16th-century Percheron manor house, registered as a historic monument, in perfect condition, with outbuildings, elegant wooded gardens featuring boxwood, set on 1.17 hectares

The 16th-century manor house consists of a main building surrounded by outbuildings arranged around a rectangular courtyard.

The Manor house is a registered building retaining remarkable decorative features bearing witness to its historical and architectural significance.

300 m² Manor house
80m² guest wing
Outbuildings

ENERGY - DPE

DPE not required.

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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DESCRIPTION

Historic and registered Building
The manor house is distinguished by its remarkable features; these characteristics make it a rare and well-preserved example of a rural seigneurial residence from the Renaissance period in Normandy (original flagstone flooring, painted beams, interlaced letters).

The fief of Le Plessis is first recorded in 1250 and fell under the jurisdiction of the castellany of Bellême. The present building, constructed in the 16th century, has been listed in its entirety as a Listed Building. The outbuildings, typical of rural buildings in the Perche region, and the interior décor bear witness to its historical and architectural significance.

A rich history and also an elegant and comfortable home :

High-quality reception areas and interior décor. Monumental Renaissance
fireplaces, period joinery, massive beams and exposed joists,
floors laid with flagstones. Stone spiral staircase. Converted floor area of approximately 300 m² over two levels.
The property also comprises a guest apartment of 80m².

The current layout offers a total of
6 bedrooms and 4 bathrooms. Further bedrooms could easily be
created in the outbuilding.
Elegant wooded gardens, adorned with boxwood, roses and a kitchen garden.

The Manor house comprises:

Magnificent living room 52m² with fireplace,
Dining room 37m² with fireplace
Kitchen 9m²
Rear entrance hall/cloakroom 8m²

NOTES