LEGGETT
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Ref: A47306AFE61 Price: 199 900 EUR

agency fees to be paid by the seller

Versatile maison de maître with B&B, gîte, shop, outbuildings and 2,000m garden in Passais.















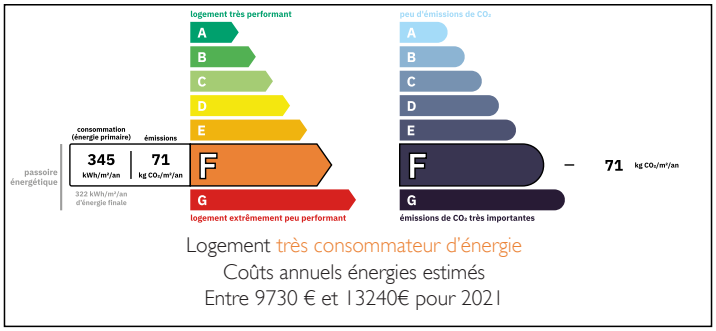
INFORMATION

Town:	Passais Villages
Department:	Orne
Bed:	8
Bath:	4
Floor:	347 m2
Plot Size:	2000 m2

IN BRIEF

Versatile maison de maitre style property currently operating as a successful B&B, with additional income from an attached 2-bedroom gîte. A small shop is also included, offering the opportunity to create an additional business or income stream. The property also benefits from several workshops, a double garage and ample storage areas, providing plenty of scope for a variety of uses depending on your needs. Set within the village on an attractive 2,000m² plot, the property has a large garden and sunny terrace, providing plenty of outdoor space. This is a fantastic opportunity to acquire a characterful family home with genuine business potential. Continue the successful B&B and gîte business as the current owners have done, develop the existing opportunities further, or create something completely your own. Lots of origional features including solid wood flooring, large windows and...

ENERGY - DPE



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Coûts annuels énergies estimés
Entre 9730 € et 13240€ pour 2021

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

Main House

The property opens into a welcoming living room (21.4m²) with wooden flooring and a granite fireplace with wood-burning stove. A formal dining room (20.9m²) provides the perfect space for entertaining family and friends, or an ideal breakfast room for B&B guests. The fitted kitchen (13.9m²), with breakfast area, has direct access to the sunny terrace. A WC is also located on this floor. On the first floor, there are two large double bedrooms (21.4m² and 18.7m²), situated alongside a bathroom (5.1m²) and separate WC. Further along this floor, there is another bedroom (14m²), a small washroom and WC, together with a further bedroom (15.7m²) benefiting from an en-suite bathroom. On the second floor, you will find two further bedrooms (12.8m² and 9.4m²). These rooms require some renovation but offer excellent potential to create an additional en-suite bedroom if required.

Gite

This self-contained accommodation, with its own private access, is attached to the main house. You enter into a spacious living and dining room (25.6m²), featuring a granite fireplace and attractive wood panelling. A small kitchenette is located off the living area and includes storage, a fridge, two electric hobs, a sink and worktop. On the first floor, there are two good-sized double bedrooms (17.8m² and 14.29m²), together with a shower room and WC. Guests have access to the garden and sun terrace as well as being able to access the many shops, bar and restaurant in the village by foot.

Outbuildings

This versatile outbuilding (64m²), with...

NOTES