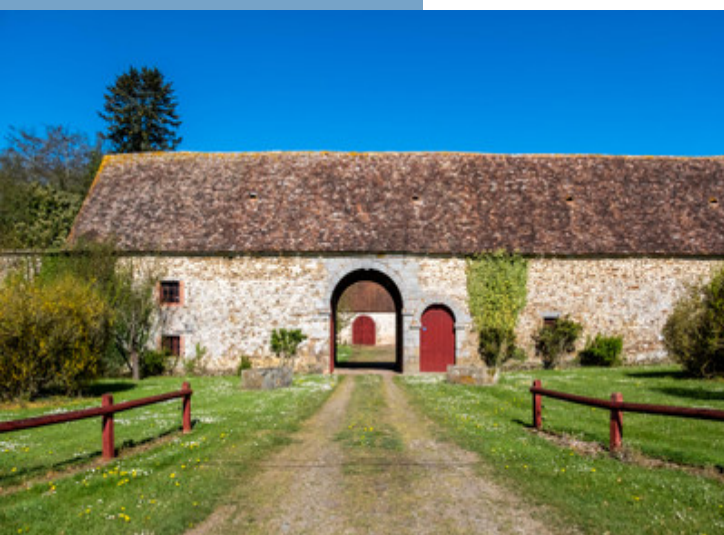




FOR SALE : BEAUTIFUL MEDIEVAL MANOR FOR SALE IN NORMANDY,(ORNE, ARGENTAN)

www.leggettprestige.com

FOR SALE : BEAUTIFUL
MIEVEAL MANOR FOR
SALE IN
NORMANDY,(ORNE,
ARGENTAN)...



PROPERTY FACT FILE

| | |
|---------------|--|
| REFERENCE | A34257YAL6I |
| PRICE | € 640,000 £ 0* *agency fees to be paid by the seller |
| BEDROOM | 2 |
| BATHROOM | 3 |
| ACCOMMODATION | 305 m ² |
| LAND | 7725 m ² |
| TOWN | Joué-du-Plain |
| DEPARTMENT | |
| LOCATION | Hamlet property |
| TYPE | Maison de Vacances, House, Country House |
| CONDITION | Good condition |
| FEATURES | Other Drainage, River Frontage, Garage |

*Price based on current exchange rate which is subject to change



- Rich in history
- Very beautiful manor
- 305m² of living space and 7725m² of land
- Numerous outbuildings
- Isolated and quiet

FOR SALE : BEAUTIFUL
MEDIEVAL MANOR FOR
SALE IN
NORMANDY,(ORNE,
ARGENTAN)...

Ref : A34257YAL61

Beautiful medieval manor for sale in Normandy, in the Orne department, 15 minutes from Argentan. Very well renovated, strong potential, numerous outbuildings, in an isolated and quiet environment in the Norman countryside.

DESCRIPTION

This property is located in Normandy in the Orne department (20 minutes south of Argentan).

Isolated, this manor can offer an ideal living environment for a family or individuals wishing to create a tourist accommodation (gite). This 12th-century farmhouse-manor is typical of the region, built with local stones (granite), and has been renovated while respecting the history of the property.

Designed defensively with its large square courtyard, this property has a remarkable historical charm with its high walls and surrounding buildings. Its large double-arched gateway leads visitors directly into a peaceful world, entering this honor courtyard with a grass area facing the manor and moats (border with the neighboring property, a large castle).

The property (over an area of more than 7000m²) is very symmetrical, with the granite manor and annexes on the sides. The restoration work carried out by the owners has preserved this place full of history.

The manor has a living area of 300m², with:

On the ground floor: the central entrance with its large and wide staircase (granite), to its right a 34m² living room, with a beautiful fireplace (granite), a tiled floor, and brick walls; then we access an office (possible bedroom, 19m²) with a tiled floor and exposed beams on the ceiling, and a bathroom (4m²); under the central staircase, there are toilets, a laundry room, and a cloakroom (3.5m²); to its left: a beautiful 50m² dining room, with a magnificent granite fireplace, ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34257YAL61>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr



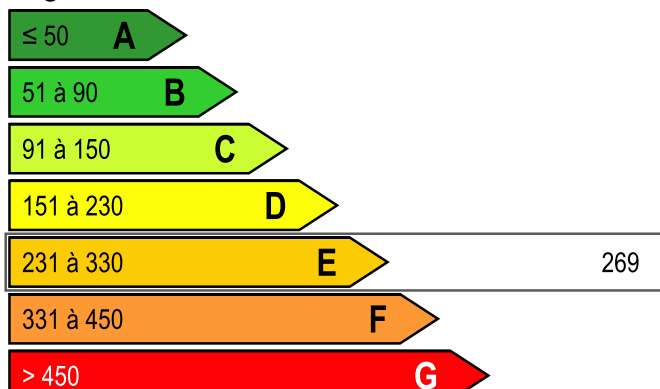
FOR SALE : BEAUTIFUL
MIEVEAL MANOR FOR SALE
IN NORMANDY,(ORNE,
ARGENTAN)...

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A34257YAL6I

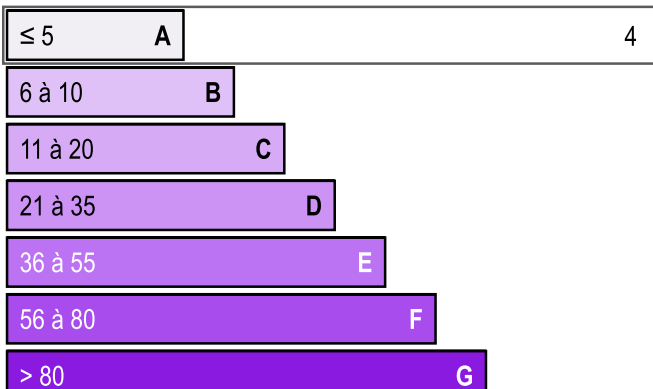
ENERGIE-DPE

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A34257YAL6I
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr