LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



AN EXCEPTIONAL GENTLEMAN'S RESIDENCE SITUATED IN THE HEART OF THE SWISS NORMANDY.

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PROPERTY FACT FILE

REFERENCE	A38447RBR61
PRICE	€ 432,372 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	265 m²
LAND	43850 m²
TOWN	Athis-Val de Rouvre
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Private drainage, Garage, Private parking

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





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- Location at the heart of "La Suisse Normande""
- Imposing rooms, office space and Fibre.
- Large covered workshop for herbs and repotting.
- Magnificent original staircase.
- Possibility of creating a gite complex.

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A Stone-built residential manor with slate roof, comprising:
On the ground floor: An entrance hall with original elegant "belle époque" staircase and tiled flooring, and to the right a generous living room with fireplace and wood-burning stove, a fully equipped modern light and bright kitchen, then leading to a wintergarden annex storage



DESCRIPTION

A divine property situated in the most touristic region of the "Le fil d'eau" the River Orne and its huge variety of sporting, equine, aquatic, brocantes and theatrical activities here and nearby. Climbing, hiking, cycling and fishing holidays offer a wonderful environment for family holidays and a large south facing terrace for entertaining after days out. Huge potential for gites here, a coveted area of Normandy with first class dining in the region. Optic Fibre available here for your Website.
A magnificent and stunning property with several outbuildings ripe for renovation for the future buyer. There is proximity to tiny properties originally used by farm workers, on the lands surrounding and this property comes with 4 plus hectares and a local person upkeeps the land with a Bail on the land.
The property is within striking distance of the more recent Chateau of Segrie Fontaine "hidden fountain", with its occasional events calendar and far more importantly the splendid Roche d'Oetre and its amazing cliffs in the area of Clecy, a huge tourist attraction throughout the year.
In easy reach - Conde en Normandie, Flers station to Paris in 2 hours, Caen Chateau, Bayeux Tapestry and Cathedral, the wonderful DDay beaches and the Special festival of Coquille st Jacques annually at Port en Bessin.



Room measurements in metre carrés : -
Hall d'entrée 6.43 m²
Salon 25.73 m²
Salle de séjour 14.94 m²
Salle de douche 3.56 m²
Salle à manger 33.65 m²
Cuisine 27.47 m²
...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38447RBR61
COMPLETE FILE AND PHOTO ON REQUEST

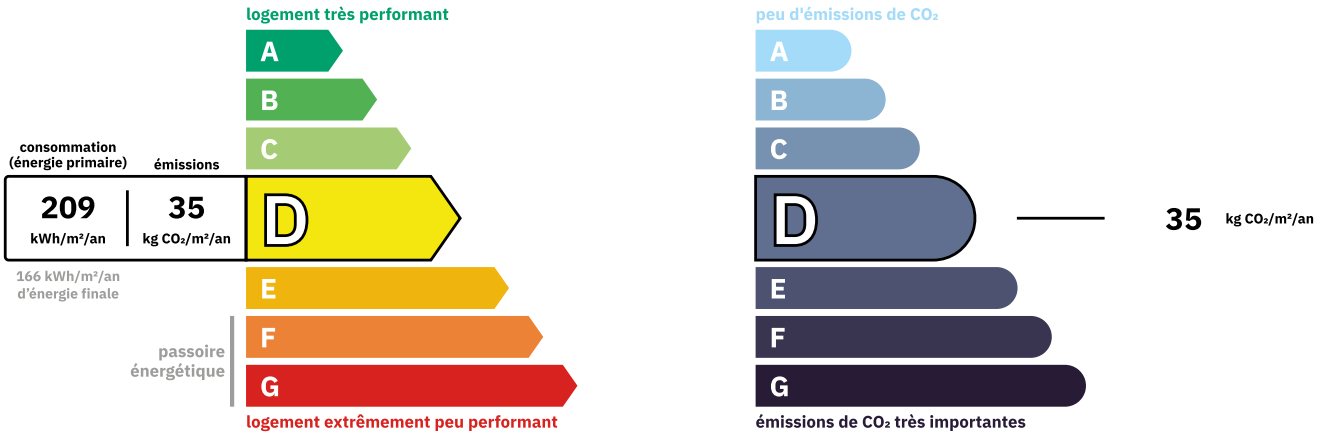
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4890 € and 6710€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A38447RBR61
FILE COMPLETE AND PHOTOS ON REQUEST

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