

ENCHANTING NORMANDY STONE HOME WITH TURRET, MAGNIFICENT VAULTED SALON AND SIX HECTARES OF GARDENS AND WOODLAND

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PROPERTY FACT FILE

REFERENCE	A48730KAL50
PRICE	€ 577,500 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (550 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	3
ACCOMMODATION	331 m²
LAND	61703 m²
TOWN	Villebaudon
DEPARTMENT	
LOCATION	Isolated
TYPE	Gîtes, House, Country House
CONDITION	Good condition
FEATURES	Private drainage, Garage, Barns - outbuildings

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





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- Distinctive stone turret and sweeping archway
- Magnificent vaulted grand salon with balcony
- Six hectares with woodland, pond and stream
- Five bedrooms, including one on the ground floor
- Ideal as a bed and breakfast

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From its enchanting stone turret and sweeping archway to its magnificent fireplace and exposed timbers, this distinctive Normandy home is full of character. Offering approximately 331 m² of beautifully presented accommodation, it includes five bedrooms and an impressive vaulted grand salon opening onto a balcony. Set within



DESCRIPTION

Some homes are memorable from the very first glimpse. With its stone turret, sweeping archway and handsome slate roofs, this distinctive Normandy property makes an enchanting introduction to the life within.

Set in approximately six hectares of gardens and woodland at Villebaudon, the house offers around 331 m² of accommodation, combining beautifully presented interiors with remarkable architectural character. Substantial beams, exposed stone, a magnificent fireplace and individual touches give each space its own personality, while creating a wonderfully welcoming home.



The country kitchen is full of warmth, with wooden cabinetry, tiled worktops, exposed beams and a stove. There is ample space for dining, complemented by a practical back kitchen.

The kitchen opens into a vast dining and sitting room, where a magnificent stone fireplace takes centre stage. Terracotta floor tiles and rich timber textures create an inviting setting for long dinners and evenings beside the fire.

A spacious ground-floor bedroom offers a softer atmosphere, with elegant panelling, striped walls and two windows bringing in the daylight. A shower room and separate WC complete the principal ground-floor accommodation.



Upstairs, the grand salon is a highlight. Extending to approximately 69 m² beneath a soaring ceiling with exposed roof trusses, this exceptional room offers space for entertaining, relaxing or pursuing creative interests. A stone gable frames the glazed doors opening onto the balco...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48730KAL50

COMPLETE FILE AND PHOTO ON REQUEST

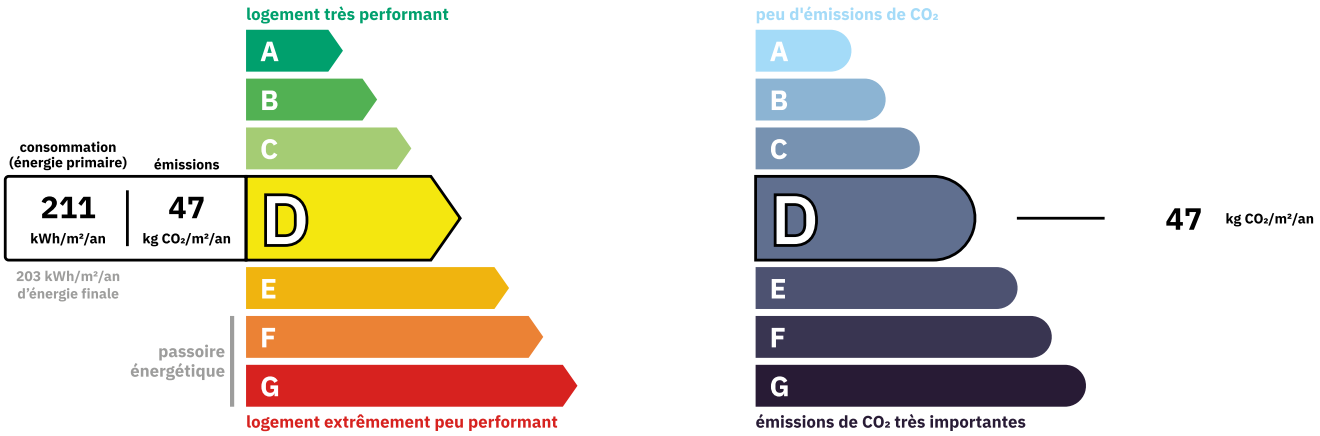
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 7070 € and 9620€ 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.

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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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