

Beautiful country/holiday home with views and potential for B&B/holiday with a period barn.



## INFORMATION

Town:	Gouffern en Auge
Department:	Orne
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	14972 m2



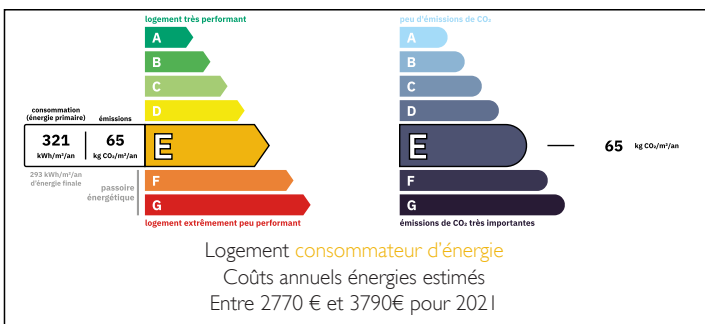
## IN BRIEF

Beautiful rustic four bedroom farmhouse full of character and charm to be updated and made your own. The potential of this property also has a huge period three storey barn of carrouges brick that you can use as a workshop/plenty of storage. Additionally on the property is a ruined traditional columbage cottage that could be restored into another holiday let, or an orangery with a view over the established orchard, and panoramic mountain views.

With one and half hectares, the potential to place a pool with two wells that can be used to fill the pools, a huge natural pond there is plenty to relax and escape from the hustle and bustle of the city.

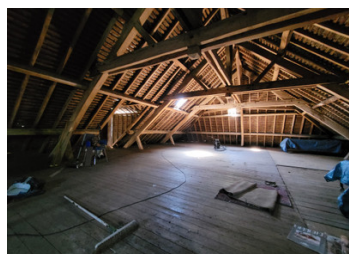
Heating is via oil fuel boiler system, and the fireplaces in the dining room and kitchen. Orchard is made of a variety...

## ENERGY - DPE



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.



## DESCRIPTION

Entering the house with a space for the home office (12m<sup>2</sup>) this leads into the dining room (18m<sup>2</sup>) that has an open fireplace and period tiling. There are French double doors to access the garden, doorway to kitchen and access to living room and a wet room with shower, toilet and handbasin. The living room (48m<sup>2</sup>) still needs work to finish off. Entering the kitchen (34m<sup>2</sup>) with period tommettes, there is a beautiful original normandie cheminee fireplace, with double French glass doors leading to the garden.

Ascending the stairs to the first floor you will find four bedrooms – two tandem bedrooms to the right of the stairs (17m<sup>2</sup>, 14m<sup>2</sup>) where the second bedroom contains a bidet and handbasin. Left of the stairs are the other two tandem bedrooms (20m<sup>2</sup>, 35m<sup>2</sup>) each with their own bathroom (5m<sup>2</sup>, 6m<sup>2</sup>). There is access to the attic that could be turned into further space/bedrooms.

Adjoining the farmhouse is the central heating room (21m<sup>2</sup>) which is oil fuelled heating, and space to use as storage. On the other side of the path adjoining the huge 19 century barn is a wood storage shed. The period brick barn is the 'piece de resistance' built around 1900 from carrouge brick, and split over three levels. The ground floor is currently split into 3 pieces (104m<sup>2</sup>, 61m<sup>2</sup> 7m<sup>2</sup>) with a total surface area of 172m<sup>2</sup>. Stairs to the first floor has three parts...

## LOCAL TAXES

Taxe foncière: 432 EUR

Taxe habitation: EUR

## NOTES