

Former presbytery transformed into a character family house with 6 beds and superb views near Vimoutiers



## INFORMATION

Town:	Vimoutiers
Department:	Orne
Bed:	6
Bath:	3
Floor:	249 m2
Plot Size:	2640 m2



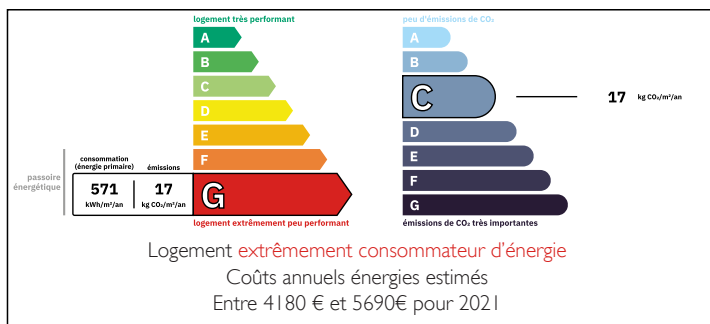
## IN BRIEF

This charming former presbytery is situated in a quiet hamlet (peaceful not isolated), 10 minutes from the little town of Vimoutiers with all amenities and local market twice a week.

Nicely renovated throughout the years and transformed into a beautiful family home, composed of two distinctive houses adjoining each other and suitable for dual family occupancy. The main 4-bedrooms brickhouse is attached to a traditional timber-framed cottage with monumental fireplace, exposed beams and 2 additional bedrooms.

The property includes a pretty garden of approx. 2,500 m<sup>2</sup> with beautiful views over the Normandy countryside, a nearby chateau and the hamlet church from the 15th century. This would be a perfect retreat place for its future owners or a gite project with its stunning and self-contained accommodation.

## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

From the impressive entrance hallway with terra cotta floor tiles, painted wooden panelling and ornate door surround, you enter:

To the left:

- a spacious living room of around 28 m<sup>2</sup> with wooden cupboards on either side of a carved wooden fireplace (wood-burning stove) opening onto an alcove-shaped study surrounded by two columns. With wooden flooring, coving and garden views on either side of the room;

- separate wc with washbasin, cupboard with water heater;

To the right:

- the dining room (16 m<sup>2</sup>) with wood flooring, a corner wooden sideboard (fixed) and a former stone fireplace (ornamental). The room opens to the rear garden and to the kitchen inside;

- fitted kitchen of 15 m<sup>2</sup> with cupboards, central island unit, former fireplace (ornamental) and equipped with electric hob, extractor hood and two electric ovens. Terracotta floor tiles;

Original oak staircase leading to the first-floor landing, which opens to:

- The master bedroom (18 m<sup>2</sup>) with coving, pine floorboards and a former fireplace (ornamental), en-suite shower room (comprising a shower, washbasin and wc), a smaller bedroom (9 m<sup>2</sup>). Views over the front garden and the nearby chateau;

- Two further bedrooms (14 m<sup>2</sup> and 17 m<sup>2</sup>) with coving, pine floorings, former fireplaces (ornamental), views to the front and rear garden;

- Bathroom (comprising a roll-top bath, washbasin, shower and wc) and views to the front garden.

Second floor: large attic with exposed original roof frame (slate roof renovated in 2023). This voluminous open space could be insulated and converted to create additional living...