

Fantastic opportunity to purchase an established 4 property complex set within 2 hectares of land.

## EXCLUSIVE



## INFORMATION

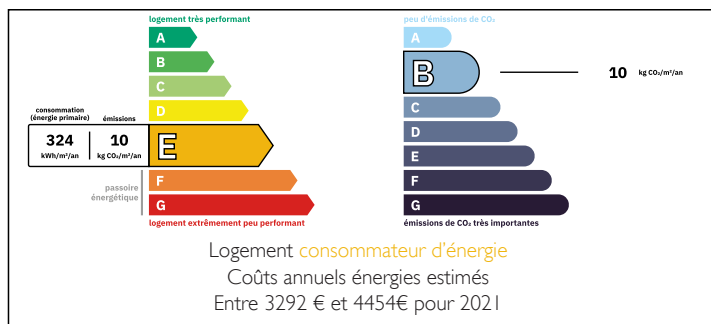
Town:	Juvigny Val d'Andaine
Department:	Orne
Bed:	13
Bath:	7
Floor:	470 m2
Plot Size:	22000 m2

## IN BRIEF

This is a rare opportunity to purchase a complex consisting of 4 properties set within established gardens at the end of a private lane overlooking pretty countryside. Suitable as a rental business, B&B, space for extended family or retreat, the options are endless as there is so much on offer.

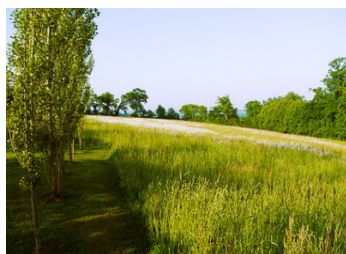
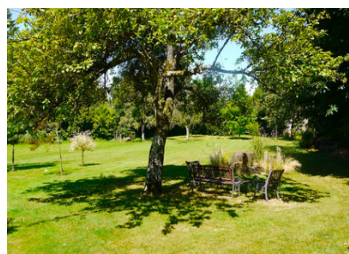


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière: 3451 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### Property 1

This converted barn has retained its stunning original features and boasts 187m<sup>2</sup> of living space. Entering into a formal reception hall with central staircase leading to the galleried landing (7.08m<sup>2</sup> x 4.95m). A spacious country kitchen with dining area (5.45 x 5.45m) has plenty of storage space and worksurfaces along with a central island and space for a family sized dining table. A handy utility room (2.70 x 2.17m) has space for a washing machine and dryer, sink unit and storage area. A conservatory (4.67 x 3.80m) is the perfect place to sit and make the most of the views over the gardens and the surrounding countryside. There is a downstairs cloakroom for invited guests. The downstairs master bedroom (7.08 x 5.0m) with ensuite shower room with wc, has a dressing area, space for storage and access to the front terrace and rear garden. This spacious and bright room of generous proportions is a great feature.

To the first floor the magnificent galleried landing leads you to a stunning mezzanine/sitting room (7.12 x 6.03m). Exposed stone walls, wood burner, original oak beams, window seats and windows looking out onto the gardens. A further 3 double bedrooms (3.21 x 3.0m, 3.46 x 3.0m, 3.93 x 2.94m) all with storage space along with a family bathroom (3.68 x 2.94m) that includes a bath, free standing shower, wash basin and wc. 2 terraces at the back along with a private garden.

### Property 2

This pretty cottage that...