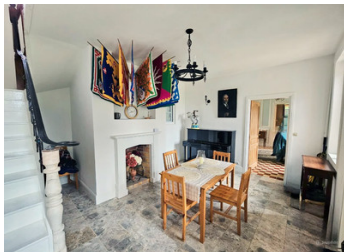
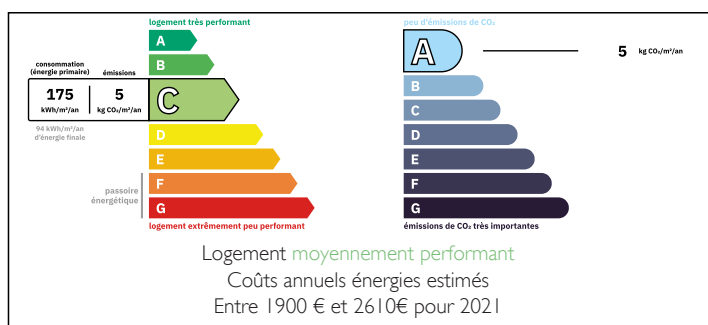


Period Maison de Maitre 4-bedroom house, set on 3.5 hectares with pool and panoramic views - not to be missed

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Vimoutiers
Department:	Orne
Bed:	6
Bath:	4
Floor:	152 m2
Plot Size:	33945 m2

IN BRIEF

Leggett is delighted to present this eco-friendly haven of peace, set in 3.5 hectares (8.5 acres) of hedged meadows, nestling in the idyllic rolling hills of the Pays d'Auge region of Normandy.

Ideally situated, at just over an hour from the channel coast and ports, and two hours from Paris by train and car, this property also has ample possibilities for establishing a broad range of income streams, having high-speed internet (fibre) and being equally suited for smallholding, equestrian use, or as a retreat centre.

The high-ceilinged, period “maison de maître” brick house boasts four bedrooms and three bathrooms, an attic that can be converted into further bedroom space, and cellar. There are a further two 1-bedroom independent “maisons d’amis”, a heated saltwater swimming pool, double garage, and a large, heated and insulated barn.

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

Double glazed throughout, with underfloor heating, there are outbuildings for storage, or renovation into gîtes. The grounds include a walled garden, with pond and water storage, a spring with lavoir and large pond, a substantial cider apple orchard, a stream, and a wooded area. The meadow consists of around 2.5 hectares (6 acres) of organically managed pasture.

As well as a standard EDF contract, the property currently runs on its own microgrid that functions independently (not feeding into the EDF), giving almost complete autonomy during the summer months. There are approximately 20kW of photovoltaic panels, which would form part of the sale price.

Due to the high level of technical knowledge required, the option of keeping the microgrid element, adding another 10kW of photovoltaic panels, and learning how to manage these, are offered as a separate option for the discerning renewable energy expert, along with the 3 x 3kW wind turbines (Hugh Piggott design).

Whether you are looking for a country retreat or the good life, this carefully and sustainably renovated property has something for you to develop or enjoy.

LOCAL TAXES

Taxe foncière: 1960 EUR

Taxe habitation: EUR

NOTES

The main house has a double door entrance to reception/dining room area (17m²) with open chimney and main staircase to first floor. You then enter through to the grand living room (23m²) with period tiles, decorative wall mouldings with period rose crown moulding for chandelier, and woodburner. This then follows onto the library (13m²) with underfloor heating. There is a small office alcove in the...