

Falling price ! Normand property in Lonlay l'Abbaye, with a 320m house, 1.3 ha grounds, + outbuildings



## INFORMATION

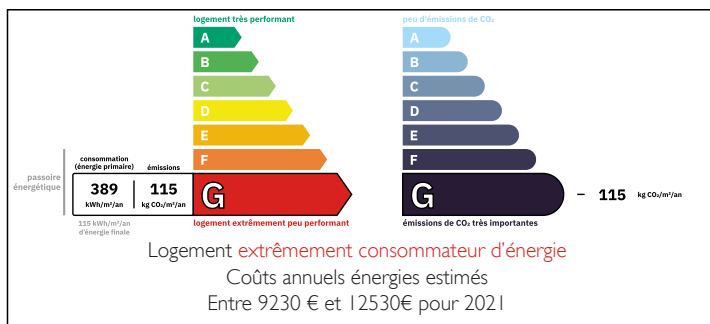
|             |                 |
|-------------|-----------------|
| Town:       | Lonlay-l'Abbaye |
| Department: | Orne            |
| Bed:        | 7               |
| Bath:       | 2               |
| Floor:      | 320 m2          |
| Plot Size:  | 13740 m2        |



## IN BRIEF

FALLING PRICE ! Property with exceptional views of the Normandy bocage, comprising a 320m<sup>2</sup> dwelling house, 5 stone outbuildings and 13740 m<sup>2</sup> of land (part of which is constructible). The main house comprises 13 rooms, including 7 bedrooms, and bright living areas. Work is required to create a fitted kitchen and refresh certain walls and ceilings. Five stone outbuildings, including a summer kitchen with a remarkable view (old fireplace and 2 bread ovens) and others requiring major restoration work (possible gite). Spacious fenced grounds with a swimming pool

## 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

Property for Sale in Normandy

Description: Discover this exceptional property with no overlooking neighbors, offering a stunning view of the Normandy bocage. The estate includes a 320 m<sup>2</sup> main house and five stone outbuildings, all set on a 13,740 m<sup>2</sup> plot, part of which is buildable.

Main House:

Ground Floor:

Bright entrance

Utility room and kitchen (renovation needed)

Two large, bright living rooms

Office

Two bedrooms

Two bathrooms with WC

First Floor:

Landing leading to five bedrooms (potential dressing room)

Bathroom with WC

Unfinished room (workshop or attic)

Basement:

Large cellar

Boiler room

Outbuildings:

Five stone outbuildings, some of which are well-appointed:

Summer kitchen with a remarkable view, old fireplace, and two bread ovens

Other outbuildings requiring significant restoration (potential for guest houses)

Two garages

Exteriors:

Numerous terraced gardens, mostly well-maintained (pond, washhouse, etc.)

Swimming pool (5m x 11m) fed by a natural spring

Additional Information:

## LOCAL TAXES

Taxe foncière: 3200 EUR

Taxe habitation: EUR

## NOTES