

**FOR SALE:** beautiful residence in the center of a village 10 min from Argentan (16 rooms, 446m ) with outbuildi



## INFORMATION

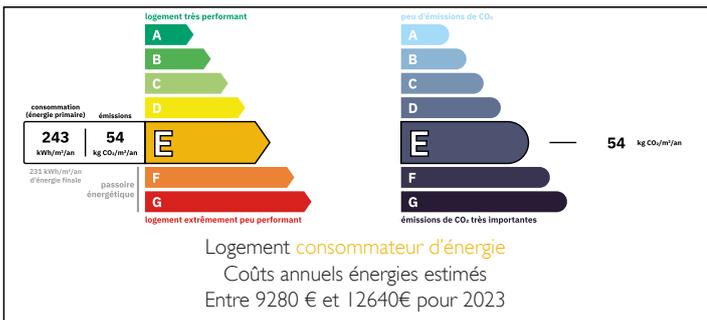
Town:	Gouffern en Auge
Department:	Orne
Bed:	10
Bath:	9
Floor:	446 m2
Plot Size:	1290 m2



## IN BRIEF

Beautiful property for sale in Normandy, in the Orne department, 10 min from Argentan, close to schools and shops. Two buildings offer a total of 10 bedrooms, 16 rooms and 446m<sup>2</sup> of living space. Two other outbuildings to renovate (former village hall), garden, courtyard for parking cars.

## 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.



## DESCRIPTION

For Sale: Magnificent 17th Century Limestone Property

The property is located in a charming village in the Orne, a region known for its picturesque landscapes and rich historical heritage. Orne is situated in Normandy, a region in northwestern France famous for its bocage landscapes, forests, and castles.

The village offers a peaceful living environment while being close to essential amenities. You will find shops, schools, and a market square nearby, making daily life convenient and pleasant. The region is also well-connected by roads, facilitating access to neighboring towns and the tourist attractions of Normandy.

Main House:

Ground Floor: Spacious, bright living areas including a living room (30m<sup>2</sup>), dining room (25m<sup>2</sup>), kitchen (20m<sup>2</sup>), office (15m<sup>2</sup>), and laundry room (10m<sup>2</sup>), all with terracotta tiles and several wood stoves.

First Floor: Eight bedrooms (between 12m<sup>2</sup> and 20m<sup>2</sup>) with parquet and terracotta tiles, each equipped with en-suite bathrooms and toilets.

Attic: An additional bedroom (25m<sup>2</sup>) with a bathroom and the possibility to convert more rooms (water and electricity connections provided, insulation completed).

Independent Building:

Renovated into a guesthouse, it includes a kitchen-living area with parquet flooring (40m<sup>2</sup>), two bedrooms upstairs (15m<sup>2</sup> each), and a bathroom.

Outbuildings:

Two other buildings to renovate, including former stables with a large 200m<sup>2</sup> room upstairs.

Exteriors:

Enclosed courtyard and garden opening onto the main street of the village and a lane.

Total land area of 1290m<sup>2</sup>.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES