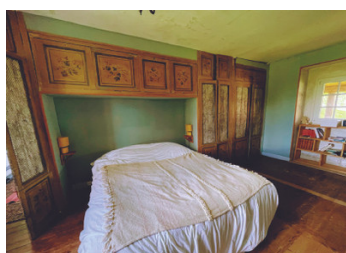
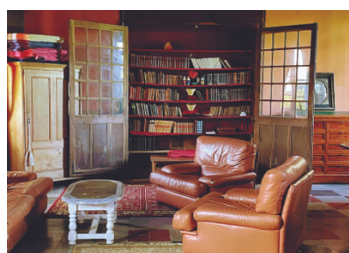
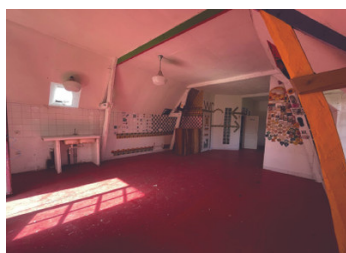
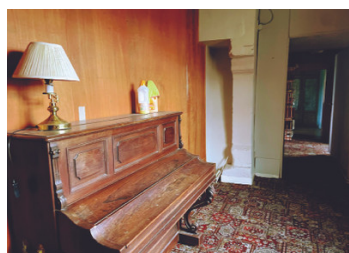


Medieval manor house for sale in the Orne department (gite & house)



INFORMATION

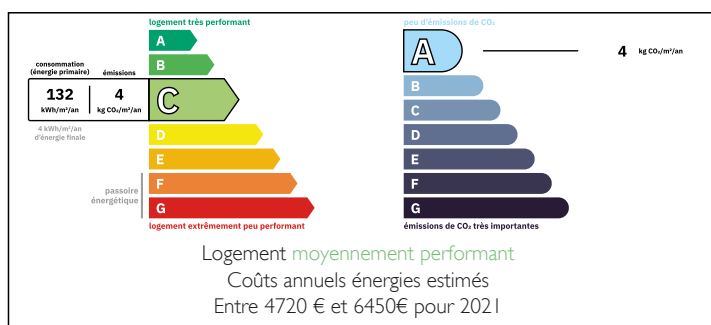
Town:	Gouffern en Auge
Department:	Orne
Bed:	14
Bath:	6
Floor:	645 m2
Plot Size:	6000 m2



IN BRIEF

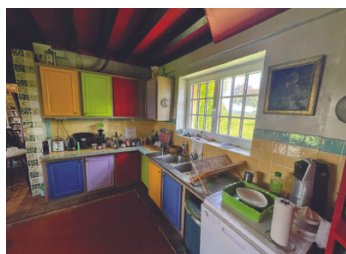
Beautiful medieval and renaissance manor house for sale. House and gites. For a future buyer wishing to carry out work (annexes, swimming pool, events room, etc.). In the heart of a hamlet, in a commune with schools, shops and golf nearby, with the Haras du Pin less than 10 minutes away....

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 habitation: EUR

NOTES

DESCRIPTION

Medieval and Renaissance Property for Sale

Discover this exceptional property, combining medieval and renaissance charm, built with limestone and featuring exposed beams and half-timbering. Comprising six buildings, this property offers a total living area of 645 m², equipped with three recently installed heat pumps.

Building Descriptions

The Manor:

Ground Floor: Spacious and bright entrance, dining room and living room (27 m²), kitchen to be fitted (18 m²) with fireplace and wood stove, utility room (26 m²). Second living room (51 m²) with large 16th-century fireplace. Terracotta tile floors.

First Floor: Landing (37 m²) leading to 9 bedrooms and a studio (48 m²) with kitchenette, bright bedroom with parquet flooring, bathroom with WC. Bedrooms to be renovated (painting), sizes between 10 and 21 m², bathroom and shower room. Renovation work needed (painting and electricity).

Gîte House:

Renovated, heated by heat pump, bright living area (38 m²), fitted kitchen, living room. Accommodates 8 people with 4 bedrooms (9, 10, 11, and 13 m²), 2 shower rooms, and 2 WCs.

Buildings to Renovate:

Three buildings requiring rehabilitation work. House potentially convertible into a gîte: living room (50 m²), two possible bedrooms (20 and 10 m²), large orchard and vegetable garden around (water, electricity, and fiber connections available, walls, glazing, and flooring to be reviewed).

Function Hall:

Area of 110 m², perfect framework, concrete floor, to be finished rehabilitating.

Garage and Workshop:

Possibility to convert an apartment above (major