

Exceptional 16th-Century Manor Estate with Guest House and Event Potential – 2 Hours from Paris



INFORMATION

Town:	Gouffern en Auge
Department:	Orne
Bed:	14
Bath:	6
Floor:	645 m2
Plot Size:	9850 m2

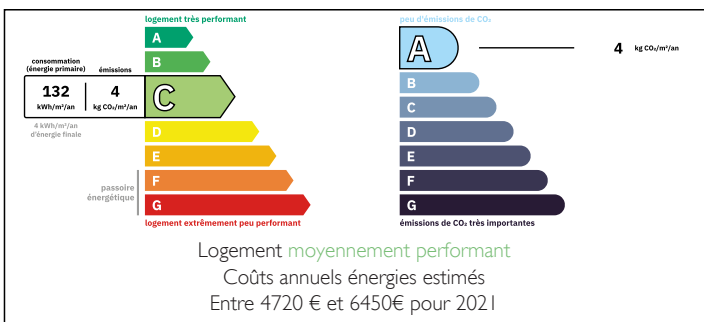


IN BRIEF

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.



DESCRIPTION

16th-CENTURY MANOR ESTATE –
EXCEPTIONAL PROPERTY NEAR ARGENTAN

28 rooms – 645 sqm of living space – 9,850 sqm parkland – Outbuildings – Event potential
Just 2 hours from Paris, in a peaceful and bucolic setting in the heart of the Normandy countryside, this remarkable 16th-century estate offers a rare and prestigious property complex, located at the entrance of a village with town hall and school within a 10-minute walk.

Prime location:

3 minutes from shops

12 minutes from Argentan (train station nearby)

4 km from the A88 motorway

Close to the 18-hole Golf du Bief in Tournai

13 km from Haras du Pin

22 km from Falaise Castle

Set on a 9,850 sqm plot with orchard and vegetable garden, this limestone property with exposed beams and half-timbering combines historical charm with strong commercial potential (weddings, seminars, holiday rentals).

THE MANOR HOUSE – 410 sqm : The elegant main residence features generous volumes:

Two large reception rooms of 37 sqm and 51 sqm, both with fireplaces (including a monumental 16th-century fireplace)

Dining room of 29 sqm

Fitted kitchen with fireplace

Back kitchen

9 bedrooms ranging from 10 to 45 sqm

Independent 48 sqm studio with kitchenette

2 shower rooms and 1 bathroom

Three hallways, laundry room

Landing of 22 sqm

Large 66 sqm garage

Attics and two cellars

Original terracotta floor tiles, wooden flooring, and

LOCAL TAXES

Taxe habitation: EUR

NOTES