

A Rare Opportunity – Two Beautifully Renovated Homes with Business or Multi-Generational Living Potential



INFORMATION

Town:	Passais Villages
Department:	Orne
Bed:	6
Bath:	3
Floor:	160 m2
Plot Size:	5300 m2

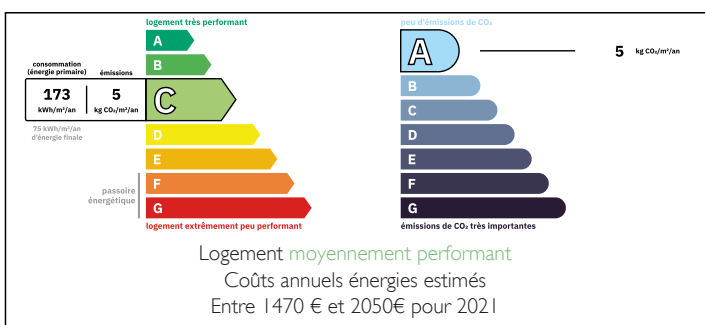
IN BRIEF

This exceptional property offers not just one, but two fully renovated houses, each finished to a high standard and in true move-in condition. Tastefully decorated throughout, they combine modern comfort with charming original features. – perfect for a large family, multi-generational living, or a business opportunity with established rental potential. Combined with flexible outbuildings and an excellent location close to tourist towns and transport links, this is a truly versatile and rare find

In addition to the two houses, there are several outbuildings with huge potential – whether for conversion into further gîtes, creating a family games or party room, or simply enjoying covered outdoor entertaining spaces. The entire property sits on 5,300m² of land with gardens, terraces, and plenty of parking.



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

This exceptional property offers not just one, but two fully renovated houses, each finished to a high standard and in true move-in condition. Tastefully decorated throughout, they combine modern comfort with charming original features, making them ideal for extended family living, a holiday rental business, or a combination of both.

In addition to the two houses, there are several outbuildings with huge potential – whether for conversion into further gîtes, creating a family games or party room, or simply enjoying covered outdoor entertaining spaces. The entire property sits on 5,300m² of land with gardens, terraces, and plenty of parking.

LOCAL TAXES

Taxe habitation: EUR

House 1 – The Main Stone Farmhouse

Beautifully renovated, this charming stone farmhouse has been thoughtfully designed for modern family life while retaining character throughout.

Ground Floor: From the welcoming entrance hall (with guest WC), you step into a stunning open-plan living room with dining area (29m²). The fitted kitchen blends seamlessly with original features including oak beams and a central granite fireplace with wood burner – the true heart of the home.

First Floor: The spacious master bedroom (16.6m²) enjoys wooden floors and exposed beams, along with a luxurious ensuite (6.9m²) featuring a freestanding bath, walk-in shower, WC, and washbasin. A flexible 8m² office (currently used as a guest bedroom) could equally serve as a nursery, dressing room, or study. A handy utility/storage space (2.9m²) is also on this floor. Importantly, this level also houses a dedicated laundry room, meaning no carrying laundry baskets through the house – a...

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