

Bellême, rural setting for this late 19th century bourgeois house, and an original 17th Manoir...



## INFORMATION

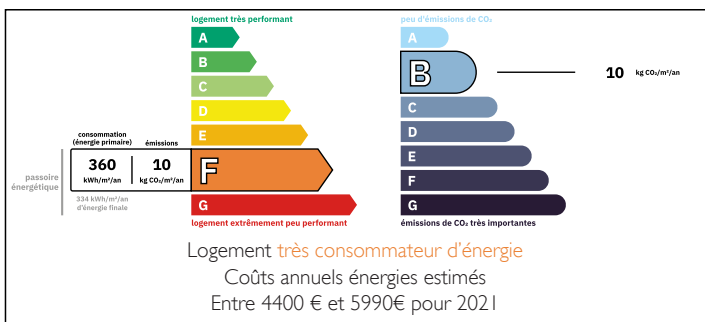
Town:	Saint-Cyr-la-Rosière
Department:	Orne
Bed:	3
Bath:	2
Floor:	375 m2
Plot Size:	20000 m2



## IN BRIEF

10 mm from Bellême, isolated in the countryside and in the middle of meadows, lovely Perche property comprising a late 19th century bourgeois house, and an original 17th century manor house to finish restoring, with outbuildings on 2.2 hectares of meadows (1.2 hectares of which are rented)....

## 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

This 165 m<sup>2</sup> renovated bourgeois house comprises an entrance hall, large 50m<sup>2</sup> living room with dining kitchen (terracotta floor tiles and wooden floor), living room with marble fireplace (25m<sup>2</sup>), shower room, wc (8m<sup>2</sup>), first floor landing leading to 3 bedrooms (24m<sup>2</sup>, 18m<sup>2</sup> and 15m<sup>2</sup>), bathroom, shower room and wc. Second floor: large 50m<sup>2</sup> attic suitable for conversion. Pellet-fired central heating, double glazing, mains drainage.

The original 17th century manor house of 210 m<sup>2</sup> built over a vaulted cellar to finish renovating comprises an entrance hall (7m<sup>2</sup>), living room of 31m<sup>2</sup> used as bedroom with private bathroom and wc, another room of 29 with fireplace. On the first floor, via a stone spiral staircase, landing leading to 2 bedrooms with fireplaces (31m<sup>2</sup> & 29m<sup>2</sup>) and another room. Second floor: attic suitable for conversion. Adjoining, large living room of 60m<sup>2</sup> with monumental fireplace and old cobblestone floor, old dairy;

Separately, large outbuilding, boiler room, workshop, former stable, lean-to at the rear.

All set in 2.2 hectares of grassland, 1.2 hectares of which is rented out, parish priest's garden, pretty stone wall, pond and ancient trees, uninterrupted views in a peaceful setting.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>