

Hidden historic gem to renovate in the heart of town with restarant, cinemas, and bars



## INFORMATION

Town:	Argentan
Department:	Orne
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	50 m2

## IN BRIEF

A historic treasure in the heart of Argentan  
What if you became the guardian of a place steeped in history and soul?

Leggett Immobilier opens the doors to an exceptional property: a former priory dating from 1623, full of charm, authenticity and mystery. A piece of local heritage waiting to be revived.

With 240 m<sup>2</sup> to be completely restored, this residence offers a fabulous area for those who dream of combining a passion for old buildings with an ambitious renovation project.



## ENERGY - DPE

DPE not required.

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

On the ground floor, a vast living room invites you to imagine warm reunions, dinners under the ancient beams or long evenings by a future fireplace.

Upstairs are three rooms with undeniable character, one of which boasts a splendid painted ceiling, listed as a historic monument - a real work of art to be admired every day.

In the attic, an 82 m<sup>2</sup> space awaits you: artist's studio, master suite, library? Let your imagination run wild.

Outside, the façade and part of the roof - both protected - bear witness to the building's prestigious past. On the garden side, a green setting surrounds the house, punctuated by two former goals: an unusual detail that adds to the charm and authenticity of the place.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES