

For sale : Beautiful medieval manor for sale in Normandy,(Orne, Argentan)



## INFORMATION

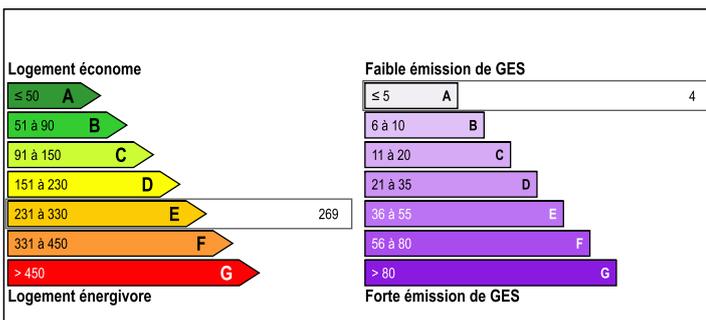
Town:	Joué-du-Plain
Department:	Orne
Bed:	2
Bath:	3
Floor:	305 m2
Plot Size:	7725 m2



## IN BRIEF

Beautiful medieval manor for sale in Normandy, in the Orne department, 15 minutes from Argentan. Very well renovated, strong potential, numerous outbuildings, in an isolated and quiet environment in the Norman countryside.

## ENERGY - DPE



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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 property is located in Normandy in the Orne department (20 minutes south of Argentan).

Isolated, this manor can offer an ideal living environment for a family or individuals wishing to create a tourist accommodation (gite). This 12th-century farmhouse-manor is typical of the region, built with local stones (granite), and has been renovated while respecting the history of the property.

Designed defensively with its large square courtyard, this property has a remarkable historical charm with its high walls and surrounding buildings. Its large double-arched gateway leads visitors directly into a peaceful world, entering this honor courtyard with a grass area facing the manor and moats (border with the neighboring property, a large castle).

The property (over an area of more than 7000m<sup>2</sup>) is very symmetrical, with the granite manor and annexes on the sides. The restoration work carried out by the owners has preserved this place full of history.

The manor has a living area of 300m<sup>2</sup>, with:

On the ground floor: the central entrance with its large and wide staircase (granite), to its right a 34m<sup>2</sup> living room, with a beautiful fireplace (granite), a tiled floor, and brick walls; then we access an office (possible bedroom, 19m<sup>2</sup>) with a tiled floor and exposed beams on the ceiling, and a bathroom (4m<sup>2</sup>); under the central staircase, there are toilets, a laundry room, and a cloakroom (3.5m<sup>2</sup>); to its left: a beautiful 50m<sup>2</sup> dining room, with a magnificent granite fireplace, tiled floor; and then the 24m<sup>2</sup> kitchen fitted out in...

## LOCAL TAXES

**Taxe foncière: 1440 EUR**

**Taxe habitation: EUR**

## NOTES