

Beautiful country manor offering spacious accommodation and set in over 6200m2 of gardens.

EXCLUSIVE

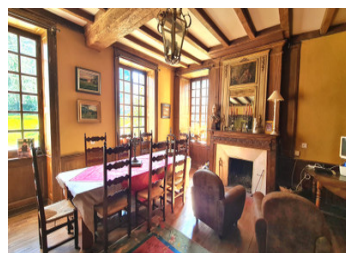


INFORMATION

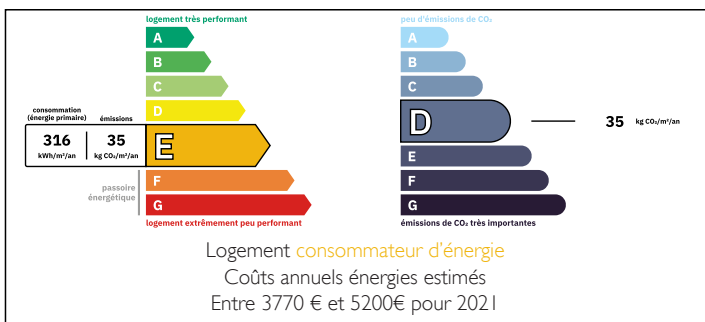
Town:	Mantilly
Department:	Orne
Bed:	6
Bath:	2
Floor:	240 m2
Plot Size:	6200 m2

IN BRIEF

This attractive property offers family size space and authentic charm and is set less than 2km from a village with basic amenities. Hidden doors, secret passages sit alongside original windows, fireplaces, oak flooring and feature staircase.



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

From the entrance hall (11m²) with its stunning feature staircase and storage cupboard you enter one of two sitting rooms. The first (34m²) has 2 large windows that are typical to this type of property along with a marble fireplace, high ceilings and oak flooring. Internal double doors open out to the second sitting room (33m²). Access to the outside along with 3 large windows let in plenty of natural light. From the hallway you also have access to the formal dining room (33m²). Traditional wood panelling, oak flooring and feature fireplace make this the perfect space to entertain friends and family. The kitchen (26m²), with its tomette floor tiling and granite fireplace has space for a breakfast table and has access to the outside (though an original oak door) and to the back kitchen/utility room (7m²) storage cellar and central heating room (Lamborghini boiler). The original staircase used by previous servants and staff goes from the kitchen to what would have been staff sleeping quarters. This space is used as storage but could be converted into extra living accommodation if required. A secret passage used by staff to enter the reception rooms unseen is still in place and is an amazing reminder of how grand the previous owners must have been.

On the first floor there is bedroom 1 (25.7m²) with fitted storage, marble fireplace and windows looking out over the countryside. Bedroom 2 has dual aspect windows and a walk in dressing...

LOCAL TAXES

Taxe habitation: EUR

NOTES