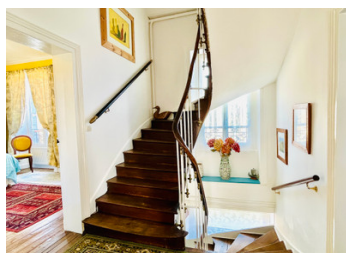


Stunning estate with beautiful dwelling home in the heart of the rural countryside of Normandy.



INFORMATION

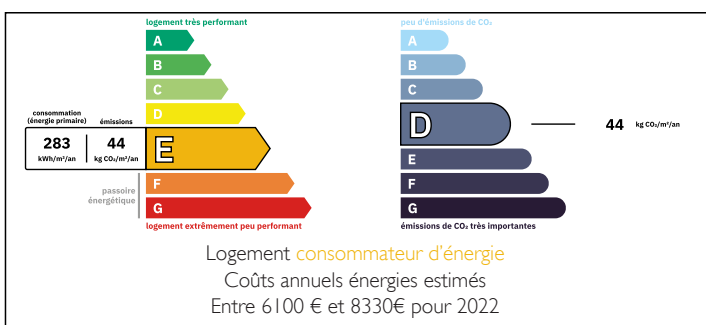
| | |
|-------------|-----------|
| Town: | Carrouges |
| Department: | Orne |
| Bed: | 7 |
| Bath: | 3 |
| Floor: | 321 m2 |
| Plot Size: | 24420 m2 |



IN BRIEF

Stunning estate in the heart of the rural countryside of Normandy. With a magnificent dwelling home, a beautifully landscaped garden, a longère-farmhouse, a picturesque cottage, and expansive outbuildings, this property is a unique opportunity for those seeking a rural retreat with immense potential for entertainment, relaxation, and even commercial ventures.

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

OVERVIEW OF THE PROPERTY

1. DWELLING HOUSE (approx. 321 m²)

A warm, welcoming home that combines charm with modern comfort. The expansive ground floor features an elegant entrance hall, an open-plan kitchen with a cozy breakfast area, a spacious lounge, and a separate TV room and office space—perfect for both family time and hosting guests. The beautiful 7-bedroom layout includes master suites on the first floor and an attic level designed for family or guest accommodations.

The cellar is a wine lover's dream, offering an intimate space for tastings. - Stepping outside, a charming terrace overlooks the stunning walled garden, with ample space for outdoor dining or relaxing in the natural beauty of the lush countryside.

2. THE LONGÈRE-FARMHOUSE (Total area approx. 108 m²)

A true haven for entertaining, the longère offers expansive space and a large terrace that stretches the length of the building, offering sweeping views over a tranquil pond and lush gardens. The ground floor features a former swimming pool area, now converted into a stylish conservatory and boutique bar area, complete with a covered BBQ space for alfresco dining. Upstairs, the versatile rooms are currently used as a gym and games room—ideal for gatherings, relaxation, or turning into a private retreat. The surrounding garden and outdoor spaces provide a perfect backdrop for hosting events, dinners and celebrations.

3. THE STUDIO (approx. 48m²)

The cute detached studio offers a peaceful retreat, complete with a charming mezzanine and wood burner. Ideal for artists, musicians, or those seeking an idyllic...

LOCAL TAXES

Taxe foncière: 3239 EUR

Taxe habitation: EUR

NOTES