

PRICE DROP ! Magnificent Stone Manor with View of the Norman Countryside



INFORMATION

Town:	Bazoches-au-Houlme
Department:	Orne
Bed:	7
Bath:	4
Floor:	345 m2
Plot Size:	11693 m2

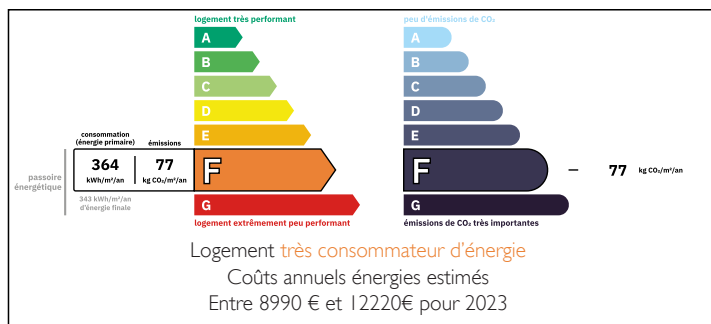
IN BRIEF

Price DROP !! FOR SALE: Magnificent Stone Manor with View of the Norman Countryside

Discover this sumptuous manor of longère type, offering a breathtaking view of the Norman countryside and benefiting from an isolated situation for absolute tranquility.



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

PRICE DROP !!

URGENT SALE: Magnificent Stone Manor with View of the Norman Countryside

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Features of this Prestigious Property:

- Land Area: 1.1 hectares (with the possibility of acquiring additional land)
- Total Living Area: 323 m² (main house and small house)
- Garden: Well laid out, without vis-à-vis, with wooded areas, fruit trees, terraces, and a river running along the property
- Orientation: South-facing with beautiful terraces

The Main House: (Living Area: 260 m²)

Ground Floor:

- Back kitchen (6 m²) and laundry room (6 m²)
- New and fitted kitchen (19.6 m²) with fireplace
- Spacious and bright living room with fireplace (62 m²), lounge, bar, ... (with wood stove)
- Dining room (36 m²)

Upstairs:

- Above the kitchen and garage: 2 bedrooms (37 and 10 m²) + Shower Room + WC (accessed by staircase near the kitchen)
- Above the large living room and dining room: Accessible by an imposing and beautiful wooden staircase, a mezzanine with 3 bedrooms (13, 16 m² & master suite of 38 m² with bathroom, WC, dressing room, and a small mezzanine) + Bathroom (4 m²)

The Cottage, The Small House: (Living Area: 66 m²)

Ground Floor:

- Beautiful and bright living room with fitted kitchen and dining area (24 m²)
- Living room (16 m²)