

A unique detached home, two adjoining cottages, a third for family. Superb ambience. Nr vibrant Argentan.



INFORMATION

Town:	Boissei-la-Lande
Department:	Orne
Bed:	4
Bath:	4
Floor:	250 m2
Plot Size:	10100 m2

IN BRIEF

This would be a marvellous final home for a family, a stone built dwelling comprising: -

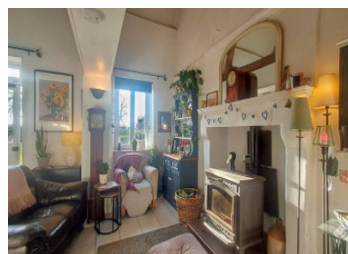
Ground floor: a kitchen, a sitting room with fireplace and wood burner, a dining room, a study, a shower room with WC, a large sitting room cum kitchen, a utility room and a workshop/office.

First floor: two bedrooms with en-suite bathroom and WC, a mezzanine bedroom above the lounge and kitchen.

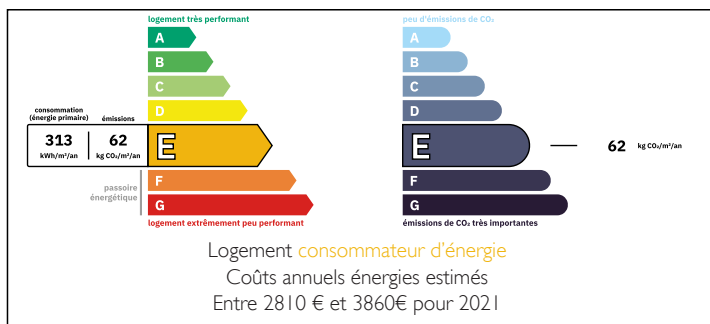
Attached is a barn divided into three rooms, an oil-fired boiler room, a workshop and wood storage. Outside, there is an outbuilding with an entrance hall with wood-burning stove and a guest bedroom, and above this a large room used as a lounge/dining room/kitchen, and a shower room with WC.

Attached to the outbuilding are a garage and 3 stables.

The land is divided into three parts: a vegetable garden, a field, a...

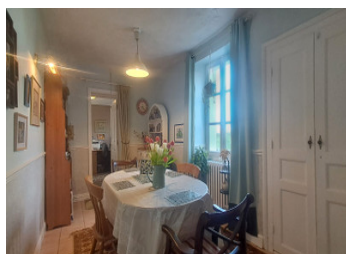


ENERGY - DPE



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 foncière: 525 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property is a dream for those seeking a blend of history, space, and rural tranquility while staying well-connected to major towns and transport links. The combination of two (possibly three) charming cottages seamlessly integrated into one home, including an independent building for guests, provides incredible versatility—whether for family, creative pursuits, or rental potential.

The hectare of land, two stables, and a large potager make it perfect for equestrian lovers and those with a passion for gardening. The long barn's spacious rooms open up endless possibilities for workshops, offices, or leisure activities. The surrounding village, with its picturesque white stone houses and welcoming community, adds to the charm, offering an inviting balance between seclusion and social engagement.

Its proximity to Argentan ensures access to excellent dining, nightlife, and all essential services, while the short drive to Ouistreham ferry port and Caen airport keeps international travel within easy reach. With an E rating for emissions and a conforming septic tank, it also aligns with modern environmental standards.

Ouistreham - 98 kms 58 mins.

Argentan - 11 kms.

HARAS du pin - 18kms the most famous stud in the world.

Falaise - Chateau of William the Conqueror - 40kms 26mins by autoroute.

Flers - 58 kms 44mins.

Bagnoles de l'orne 43 kms.

Domfront 59kms

Lisieux Cathedral - 64kms 1 hour.

Paris 253kms 2.5 hours.

Information about risks to which this property is