

Charming 15th century manoir, nestled in the Normandy countryside. Original features, outbuildings and land.



INFORMATION

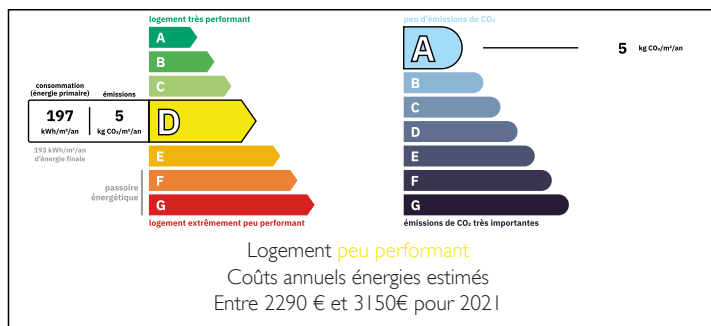
Town:	Bellou-en-Houlme
Department:	Orne
Bed:	5
Bath:	2
Floor:	300 m2
Plot Size:	32900 m2

IN BRIEF

Fancy being Lord or Lady of the Manor, look no further than this authentic 15th century baronial property set in 3 hectares of land with several colombage buildings and a large barn, suitable for a variety of uses. Rarely will you find a gem like this, renovated with guidance from an historical society and approved by the Architects de batiments de France, this unique property maintains many original features and is just oozing with character. The accommodation is very quirky with an unusual layout, including several internal and external staircases, all adding to the charm.

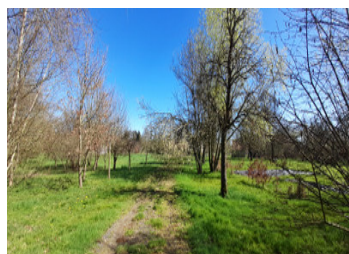


ENERGY - DPE



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

A long drive brings you to the gravelled parking area in front of the property.

Main entrance brings you directly into the sitting room with fabulous original fireplace, stone flag floor, exposed beams and stonework.

Semi open to the kitchen, which is quite basic in keeping with the property, cloakroom with wc and utility area with boiler, door to the exterior.

To the other side of the sitting area is the dining room, again with a large feature fireplace. Stairs from here lead up to the master bedroom, with stained glass window and part glass floor.

Stairs from the sitting room lead to another large salon with fireplace and parquet flooring, also accessed via a stone exterior stairway. Access to two bedrooms and a bathroom, plus stairs to the second floor with two further bedrooms.

Outside, there are several colombage buildings of varying sizes suitable for a variety of uses, such as a summer kitchen, studio, garage, animal sheds. There is also a large barn and open fronted building, ideal for storage.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES