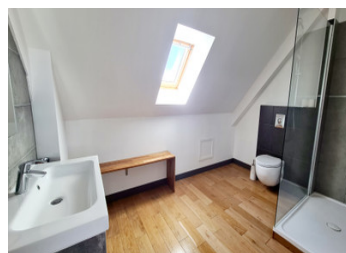
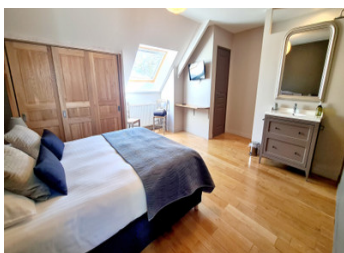


Beautifully presented 7 bed chambres d'hotes, 4 bed family home and Auberge set in 2.3 hectares with views.



## INFORMATION

Town:	Rives d'Andaine
Department:	Orne
Bed:	11
Bath:	7
Floor:	586 m2
Plot Size:	23771 m2

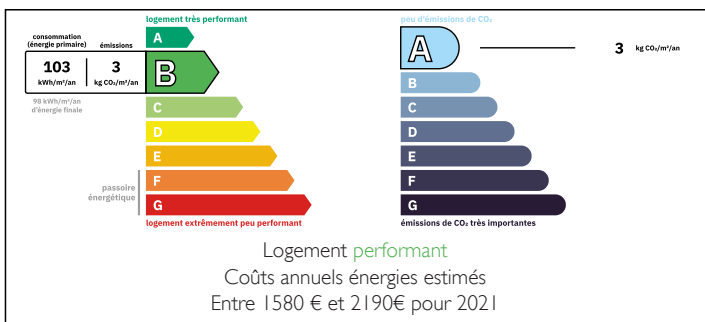


## IN BRIEF

Amazing opportunity on offer including a large 4 bed detached stone house with private garden, a 7 bed chambres d'hotes including 2 duplexes and a large communal eating area and an auberge/restaurant that caters up to 70 people. There are several outbuildings and with 2.3 hectares of land there is plenty of space for guests or those who want to keep animals including horses (there is already a large fenced paddock for the owners donkey and pony). Surrounded by pretty country views and proximity to several attractions make this the perfect location for guests. Excellent wood pellet central heating system and good energy reports on the accommodation and family home.

More photos on request

## 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

### Detached House

Pretty stone property that consists of a large open plan living space including a fully fitted kitchen, large dining area and lounge with a central pellet burner. Dual aspect windows, original oak beams and access to the front of the property and also directly to the back terrace. A downstairs bedroom with modern ensuite shower room with WC is light and spacious with space for storage and also direct access to outside. There is a utility room and WC also on this floor. To the first floor you will find 3 large double bedrooms with, original oak beams and solid wood flooring. The family bathroom consists of a free standing bath, walk in shower and hand basin. There is a separate WC. Double glazed, wood pellet central heating system, large private garden with terrace. 161m2 living space

### Chambres d'hôtes

This is a fantastic property that is currently set up as a B&B, chambres d'hôtes but could also work as a gîte. To the groundfloor there is a large reception area used for breakfasts along with a private kitchen area/utility and WC. To the first floor there are 3 large double bedrooms with built in storage and private shower rooms and WC. A large sitting area is a great space for guests to meet before heading to breakfast or for a family meal at the auberge. From a separate entrance there are two duplex family accommodation. Each one has a large downstairs bedroom with...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES