

Under offer -An exceptional, restoration of a classic 19th Century dwelling, situated near Vire, in Normandie.



INFORMATION

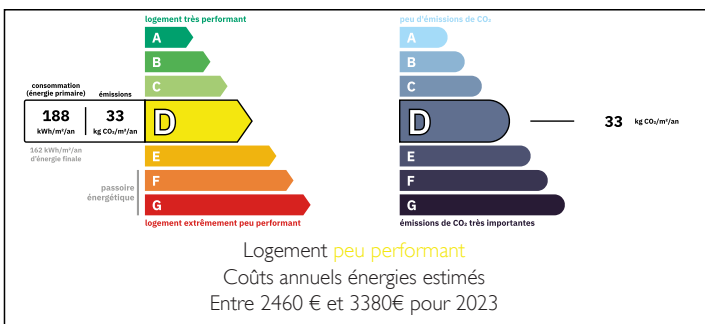
Town:	Saint-Quentin-les-Chardonnets
Department:	Orne
Bed:	3
Bath:	1
Floor:	138 m2
Plot Size:	4200 m2

IN BRIEF

An elegant stone and granite built Maison de Maitre manor house with a slate roof comprising on the ground floor: Entrance hall, WC, utility room, pantry, fitted kitchen, dining room and large sitting room. First floor: Upstairs hallway, three bedrooms, large bathroom with stairs leading to a large Attic with potential for conversion into two further bedrooms. Adjoining the house: oil-fuelled heating boiler room and large double garage with log store. Large stone outbuilding in the grounds with gite potential. The house is situated in a tiny village with friendly inhabitants, the residents of the village St Quentin.



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

Discreetly nestled at the end of a tree-lined driveway, this exceptional property offers complete privacy and tranquility.

Surrounded by lush, landscaped gardens that invite exploration, every corner of the grounds has been thoughtfully designed to charm and captivate. Discover a productive vegetable garden with a glasshouse, a shaded seating area perfect for quiet reflection, and a stunning walled garden with a central fountain that opens to uninterrupted views of the surrounding countryside. Expansive, manicured lawns and a gorgeously romantic pagoda to further elevate the setting.

Entry from the lawn leads into the main hallway, offering a choice: turn left into the intimate dining room or music room, or right into the spacious kitchen and through to the large elegant lounge. Every room reflects Victorian sophistication, exuding quality and charm with carefully curated antique furnishings that capture the era's grace and luxury being constructed in 1869.

The first floor comprises three inviting bedrooms and a beautifully appointed bathroom featuring a large bathtub, double shower, and dual washbasins — a sanctuary of indulgence and style.

Above, a 20 m² attic awaits your vision: ready to be transformed into a bespoke space or simply insulated to enhance energy efficiency, with potential to achieve a B,C rating.

The property benefits from oil-fired central heating and an exceptional supply of crystal-clear well water sourced from Le Rocher, the same spring that serves the entire village. Mains water easily connected.

Flers - 18kms

Vire - 11kms

Domfront chateau - 28kms

Granville and beaches - 1 hour by car,...

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES