

Charming former Priory dating back to 1827. Oozing with original features, stunning views and lovely pool.



## INFORMATION

Town:	Tessé-Froulay
Department:	Orne
Bed:	5
Bath:	3
Floor:	170 m2
Plot Size:	3425 m2

## IN BRIEF

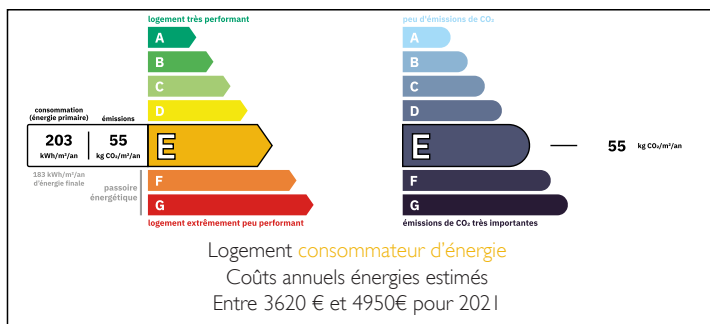
A rare opportunity to own a home of such character and versatility, with scope for further development, situated just 3kms from the ever popular spa town of Bagnoles de L'Orne.

Steeped in history, this beautifully presented former Priory has been thoughtfully maintained to preserve its original charm, boasting a wealth of period features including exposed beams, oak scroll panelling, striking fireplaces, and a rich blend of parquet and tiled flooring.

Offering generous living space throughout, the property also includes a self-contained annexe—ideal for guests, extended family, or potential rental income. While already substantial, the layout provides plenty of scope for further development to suit your lifestyle needs.

Outside, the magic continues. Nestled within 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.



## DESCRIPTION

Tucked discreetly behind mature trees and lush shrubs, this charming period property offers privacy, space, and classic French character, with ample parking and a garage to one side.

Entering in via the original hallway with wood scroll panelling and original parquet flooring, which gives access to all the principal ground floor rooms which are south-facing, flooding the home with natural light and framing picturesque views of the garden and surrounding countryside.

Main Salon (27m<sup>2</sup>) – A warm and inviting space with original fireplace, parquet flooring, and direct access to the garden—perfect for relaxed evenings or entertaining.

Study/Second Lounge (14m<sup>2</sup>) – Featuring original tommette tiles and an ornamental fireplace, ideal as a home office or quiet retreat.

Dining Room (22m<sup>2</sup>) – Light-filled and spacious, showcasing exposed beams, original fireplace, tiled floors, and garden access.

Modern Kitchen (21m<sup>2</sup>) – Fully fitted and thoughtfully designed, with a picture window to the front and direct access to the rear garden.

Adjacent to the kitchen are two practical utility spaces: a pantry/laundry room on one side and a large storage/laundry room on the other.

From the entrance hall an original staircase leads to a bright, airy corridor that serves the first-floor rooms:

Master Bedroom (19m<sup>2</sup>) – A light and spacious room with dual-aspect windows offering panoramic views, parquet flooring, and an en-suite with shower, double basin, and WC.

Second Bedroom (14m<sup>2</sup>) – Cosy and comfortable, overlooking the garden and pool.

## LOCAL TAXES

Taxe foncière: 2064 EUR

Taxe habitation: EUR

## NOTES