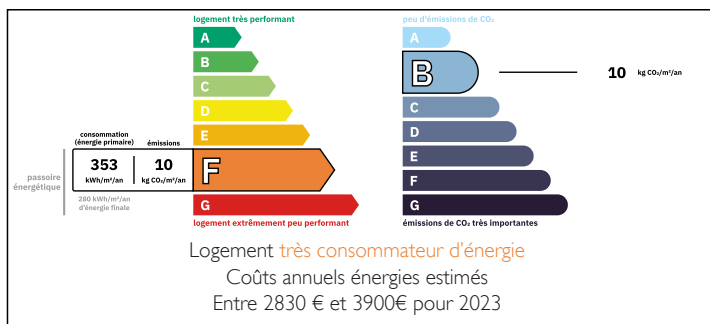


Great location with super Views. House, Gîte, Studio & Barns with Income Potential, 5kms Bagnoles de L'Orne.

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Saint-Patrice-du-Désert
Department:	Orne
Bed:	7
Bath:	5
Floor:	190 m2
Plot Size:	2300 m2

## IN BRIEF

Set in an enviable position with far-reaching views, this charming property includes a main house, a self-contained gîte, a studio, and several barns—offering excellent income potential or multi-generational living. A rare opportunity in a superb setting.

Charming Ensemble of Buildings with Income Potential and Versatile Living Spaces

Set around a private courtyard, this attractive collection of buildings offers flexible living accommodation with fantastic potential for income or multi-generational use. The property includes:

A beautifully converted gîte, ready for guests

A studio/workshop that could easily become a second gîte

Several large barns providing excellent storage or development potential

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 habitation: EUR

## NOTES

## DESCRIPTION

Charming Home with Gîte, Studio, Barns, and Land  
– Ideal for Multi-Use Living or Income Potential

This delightful property offers a wealth of possibilities and includes:

A spacious four-bedroom main house

An attached, newly converted two-bedroom gîte

A generous studio space—ideal for work, occasional accommodation.

All are arranged around a lovely enclosed courtyard, lawn with colourful flower borders and an outdoor bar/BBQ area—perfect for entertaining.

The property also boasts numerous barns and outbuildings suitable for a variety of uses, including car storage, workshops, or animal housing.

The surrounding land includes well-maintained gardens to the front and rear, a large vegetable plot, a greenhouse, and a small paddock—ideal for those seeking space for gardening, animals, or leisure.

Main House – 4 Bedrooms / 4 Baths

Entrance Hall leading to:

Sitting Room 26 m<sup>2</sup> – exposed beams, fireplace with log-burner, bespoke cabinetry, door to garden.

Dining Room 12 m<sup>2</sup> – cosy and light-filled.

Fitted Kitchen 18 m<sup>2</sup> – wood-fired range providing central heating; door to rear garden.

Ground-Floor Bedroom, currently used as home Gym.

Utility-Bathroom – bath, shower, basin, plumbing for washing machine; separate macerator WC.