

Former 18th century earthenware factory renovated, 250 m<sup>2</sup>; surface area 8800 m<sup>2</sup> including pond and stream.



## INFORMATION

Town:	Saint-Mard-de-Réno
Department:	Orne
Bed:	4
Bath:	4
Floor:	250 m <sup>2</sup>
Plot Size:	8800 m <sup>2</sup>

## IN BRIEF

Former renovated 18th-century earthenware factory of 250 m<sup>2</sup>; surface area 8800 m<sup>2</sup> including pond and stream. Including 4 bedrooms, 4 bathrooms with large Italian showers, 6 toilets.

Small annex house with old pottery kiln.

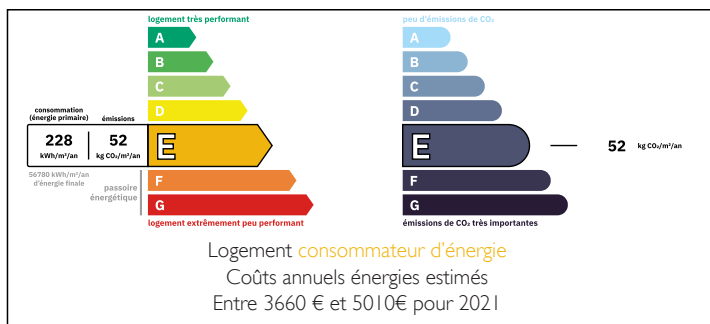
Open barn and adjoining old greenhouse.

Garden room in white cut stone with independent entrance.

Enclosed vegetable garden and wooded park with pond fed by a stream.

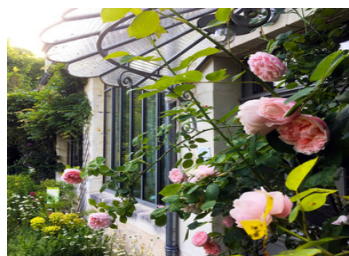


## ENERGY - DPE



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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

Former 18th-century earthenware factory renovated (according to the rules of the art by local companies, under the supervision of an architect and an interior designer) of 250 m<sup>2</sup>; surface area 8800 m<sup>2</sup> in the heart of the historic Perche, 500 m as the crow flies from the Réno-Valdieu state forest. Enclosed vegetable garden and wooded park with pond fed by a stream.

Small annex house with old pottery kiln.

Open barn and adjoining old-style greenhouse.

Garden room in white cut stone with independent entrance.

The exterior and interior fittings were designed and made to measure.

Possibility of developing an additional 75/105 m<sup>2</sup> in the main building.

On the ground floor: main entrance (23-50 m<sup>2</sup>); winter garden/library with view through, Jotul wood stove and suspended footbridge.

Wood-panelled dining room/library with Franco-Belgian fireplace/wood-burning stove (22m<sup>2</sup>).

Fitted kitchen (11 m<sup>2</sup>).

Private entrance with wardrobe (4 m<sup>2</sup>).

Bedroom/office with fireplace, dressing room and shower room (34 m<sup>2</sup>).

Large independent office with private entrance, WC and sink area (34 m<sup>2</sup>).

Storage area (8 m<sup>2</sup>).

At the back of the house: technical room/laundry room (23 m<sup>2</sup>).

Upstairs: corridor leading to the bedrooms with 4 large built-in storage cupboards (9.30m<sup>2</sup>).

3 bedrooms with wardrobes and separate shower rooms with WC (19 m<sup>2</sup>, 17.65 m<sup>2</sup> and 20.25 m<sup>2</sup>).

Suspended walkway above the winter garden leading to the large living room.

Living room with through view (20m<sup>2</sup>).

Workshop/office with Jotul wood stove, WC and sink area (19 m<sup>2</sup>).

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Information about risks to which this property is

## LOCAL TAXES

**Taxe foncière:** 1947 EUR

**Taxe habitation:** EUR

## NOTES