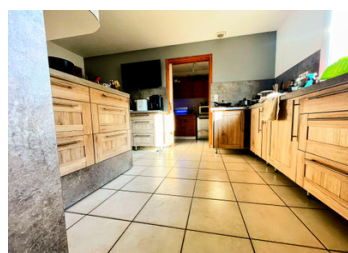


Rare Normandy Property with Pool, Outbuildings, Fruit Garden & Modern Features – Exclusive with LEGGETT

EXCLUSIVE



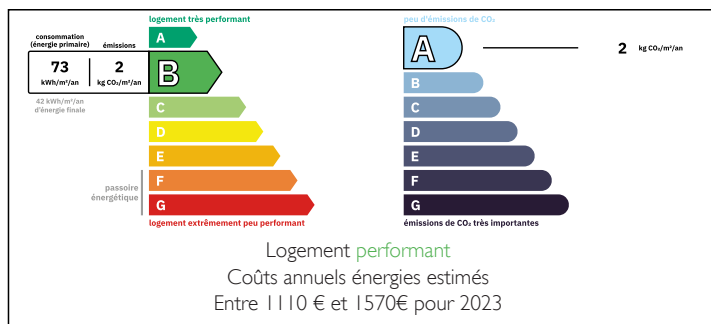
INFORMATION

Town:	Joué-du-Bois
Department:	Orne
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	4909 m2

IN BRIEF

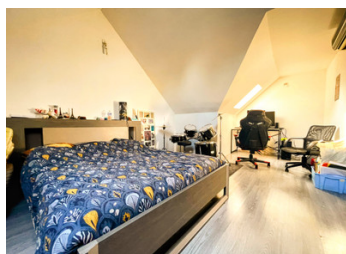
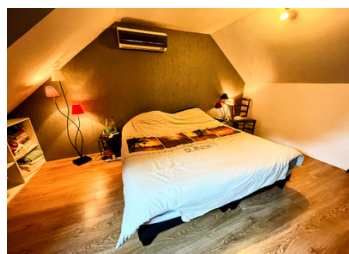
Exclusive to LEGGETT Real Estate: Stunning 150 m² property on 4,909 m² of land in peaceful Joué du Bois, Normandy. Renovated home combining rustic charm and modern comfort with 4 bedrooms, 2 living rooms, open-plan kitchen, 2 shower rooms, garage and attic. Includes outbuildings: cellar, 2 garages, 2 workshops (one with solar panels), pool, summer kitchen, pétanque court. Beautiful garden with fruit trees. Heating: heat pumps, pellet stove, wood insert. Septic system. All annexes connected to water and electricity. Close to towns with train stations, shops and amenities. A rare countryside retreat, perfect for tranquil living or a bold new project.

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.



LOCAL TAXES

Taxe foncière: 1267 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

****Rare Property for Sale — Exclusive to LEGGETT Immobilier****

Escape to the countryside with this charming 18th-century farmhouse, tucked away in the peaceful area of Joué du Bois, Normandy. Set on a generous plot of 4,909 m², the property offers 150 m² of living space, multiple outbuildings, and exceptional outdoor features—making it a truly unique opportunity.

****Location Highlights****

- 25 km from Argentan (train to Paris, schools, shops, hospital)
- Just 6 km from Rânes, 10 km from La Ferté Macé, and 9 km from Carrouges

****Interior Features****

- Bright and spacious main living area (55 m²) with pellet stove, open-plan kitchen, and dining space
- Second reception room (23 m²), currently a games room, with wood-burning insert
- Utility room (7 m²), separate WC, shower room (8 m²), and a ground-floor bedroom (11.5 m²)
- Upstairs: three bedrooms (19.5 m² with 3 m² dressing, 16 m², and 12 m²), second shower room (7 m²), and dressing room (2.5 m²)
- Attached garage (33 m²) with attic above

Outbuildings & Garden

- Two garages, a 35 m² workshop, and a second workshop with solar panels
- Semi-buried cellar (15 m²) with ventilation system
- Well, summer kitchen, pétanque court, and a beautiful swimming pool with terrace area
- Flower-filled, well-maintained garden with fruit trees: apple, pear, walnut, plum, banana, and more

Amenities & Systems

- Septic tank
- Heating & cooling: Heat pumps (including one for the pool), pellet stove (1.5 tonnes/year), wood insert (note: some heat pumps require attention)