

This 16th century granite country property with 4 bedrooms comes with a hectare of woodland.

EXCLUSIVE



INFORMATION

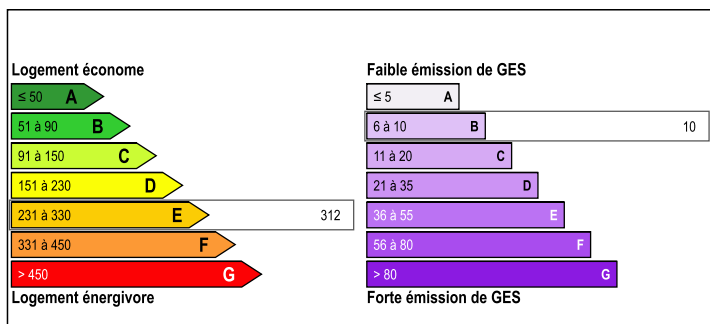
Town:	Passais Villages
Department:	Orne
Bed:	4
Bath:	1
Floor:	165 m2
Plot Size:	9608 m2

IN BRIEF

This stunning character property, steeped in history and rich with original features, is situated at the end of a private lane and is enveloped by a hectare of land, complete with its own woodland. The grounds boast specimen trees and an ancient orchard, with meandering pathways that lead to a secluded summerhouse—an ideal retreat for relaxation.



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 habitation: EUR

NOTES

DESCRIPTION

Upon entering, you are welcomed into the spacious main living room, which includes a dining area (61m²). The room is highlighted by an impressive fireplace adorned with XVI figureheads and complemented by a wood pellet stove, perfect for cozy winter evenings. Features such as granite troughs and window sills exemplify the unique charm of this property.

The kitchen (25m²) is generously sized, featuring a combination of fitted and freestanding cabinetry, as well as space for a central breakfast table, making it a perfect area for culinary creations and gatherings.

Ascending to the first floor, off the large landing, you will find two well-proportioned double bedrooms (24m² and 14m²). Both bedrooms are equipped with built-in storage and offer ample room for additional furniture. A modern bathroom (5m²) and a separate WC are also conveniently located on this floor.

The second floor features a spacious mezzanine area (12m²), currently utilized as a library and reading nook, which could also serve as an excellent office space. Additionally, two further double bedrooms (13m² and 11m²) are situated on this level, providing comfort and privacy.

Outside, the property includes two historic outbuildings for storage, a hidden summerhouse, and expansive gardens encompassing lawn areas, a terrace, woodland, and orchard.

Located in a tranquil setting yet just minutes from the charming villages of Passais la Conception and Saint-Fraimbault, this property is surrounded by numerous cycling routes and scenic country walks.

This remarkable 16th-century country house is a rare offering. For those interested in exploring this unique property...