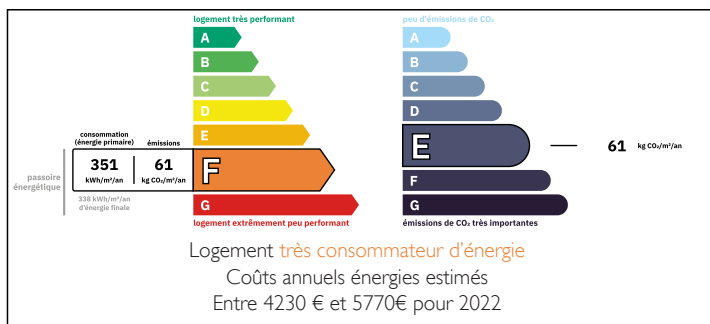


Idyllic location, charming stone house with independent gite, large barn, beautiful gardens and lake.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Sainte-Marie-la-Robert
Department:	Orne
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	6145 m2

## IN BRIEF

Set in beautiful mature gardens, with woodland areas, a stream running through and a lake, this attractive stone property is a haven for nature lovers, birdwatchers and keen fishermen.

The characterful main house offers generous living space, blending authentic features with comfort. The inviting open-plan ground floor has exposed beams and French doors opening onto a balcony with stunning views over the gardens and lake.

Upstairs a galleried landing leads to five bedrooms spread over two floors.

The spacious, independent, one bedroom gîte, provides further accommodation for guests or rental opportunities.,

Additional outbuildings include an ancient two-room dwelling with attached large barn, offering possible potential for further development subject to permission.,

The surrounding grounds are a haven of peace and tranquility for those seeking a quite existence.

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

Situated at the end of a quiet country lane, this attractive stone property enjoys an idyllic setting surrounded by mature gardens, woodland, a stream and a private lake – a true haven for nature lovers, birdwatchers and keen fishermen.

The main house offers generous and characterful accommodation. The ground floor opens into a welcoming entrance hall (7 m<sup>2</sup>), flowing into a spacious living room (32 m<sup>2</sup>) with an original fireplace with wood burner and French doors leading to a balcony overlooking the garden and lake. The entrance also leads into a fitted kitchen (10 m<sup>2</sup>), which connects to a utility room (7.5 m<sup>2</sup>) and a bathroom with walk-in shower, basin and WC.

A staircase rises to a galleried landing overlooking the entrance hall, with two bedrooms (13 m<sup>2</sup> and 11 m<sup>2</sup>) and a family bathroom. A further staircase leads to the top floor, where there are two under-eaves bedrooms (17 m<sup>2</sup> and 10 m<sup>2</sup>) and a smaller room (4.5 m<sup>2</sup>), ideal as an office or occasional child's bedroom.

Opposite the main house sits a pretty gîte, providing excellent guest accommodation or rental potential. It comprises a fitted kitchen and a large living/dining room (38 m<sup>2</sup>) with exposed beams, original chimney and wood burner. Upstairs, a generous bedroom of 52 m<sup>2</sup> and a bathroom with bath, basin and WC offer comfort and space.

To the rear of the gîte, separated by further garden, is an old dwelling for renovation with an attached large barn – offering scope for a...