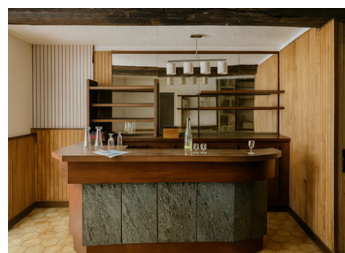


Exceptional 1810 Granite Property in Carrouges, Former Bar-Restaurant, Ideal for Tourism or Business



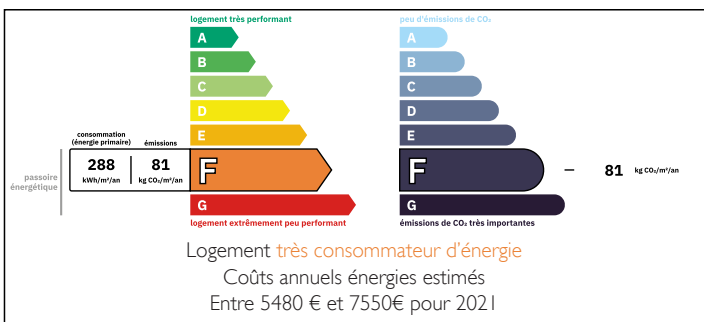
INFORMATION

Town:	Carrouges
Department:	Orne
Bed:	4
Bath:	2
Floor:	257 m ²
Plot Size:	321 m ²

IN BRIEF

Nestled in the heart of Carrouges, Normandy, this exceptional granite property, dating back to 1810, offers a rare opportunity. Previously a bar-restaurant, it features two magnificent vaulted rooms with monumental granite fireplaces. The 257 m² space spans three levels and includes a reception area, bar, dining rooms, and an internal courtyard with a majestic lime tree. The upper floors provide a spacious apartment with a large living room, bedrooms, and a bathroom. The second floor offers a charming attic room with potential for further development. With a prime location near the famous Château de Carrouges, this property is perfect for a tourism-driven business or a unique family home. Its combination of historical charm and business potential makes it a must-see for investors or those seeking an extraordinary residence in Normandy.

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.



DESCRIPTION

Location Overview:

In the heart of Carrouges, a picturesque village in Normandy's Orne department, this property offers an unmatched opportunity for those seeking a blend of history, charm, and commercial potential. The village attracts over 30,000 visitors annually, drawn to its rich history, stunning architecture, and the nearby Château de Carrouges, a medieval gem. With an excellent location just a few steps from the castle, the property enjoys high foot traffic, making it ideal for a range of business ventures. Whether you're interested in reopening it as a bar-restaurant, creating a charming gîte or chambres d'hôtes, or even establishing a cultural or event space, this property is full of possibilities.

Property Overview: This large, granite property, built in 1810, is currently set up as a former bar-restaurant and is in need of some modernisation. Spanning three floors with 257 m² of living space, the property features numerous original elements, including exposed beams, large granite fireplaces, and vaulted ceilings that add to its character and charm.

1. Ground Floor (151 m²):

- Two stunning vaulted rooms with monumental granite fireplaces (27 m² and 30 m²)
- Large reception and dining areas, perfect for hosting events or customers (56 m²)
- Bar area with potential for renovation
- Kitchen area in need of refurbishment
- Access to a private courtyard with a majestic lime tree and an old well, ideal for outdoor dining or relaxation

2. First Floor (85 m²):

- a. Spacious apartment with several living areas, including a 30 m² living room with a...

LOCAL TAXES

Taxe foncière: 1412 EUR

Taxe habitation: EUR

NOTES