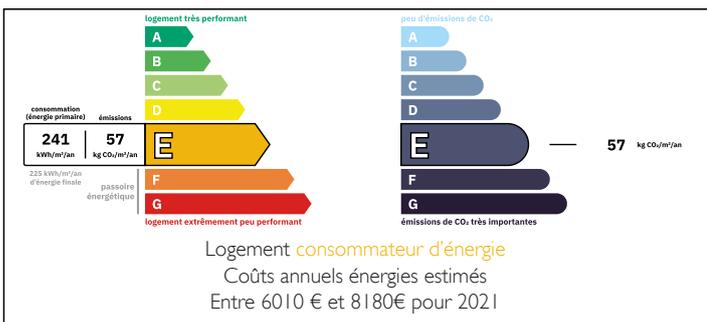


Character Norman Country House with Outbuildings and Over 1 Hectare of Land – Pays d'Auge, Normandy (Orne)



ENERGY - DPE



INFORMATION

Town:	Saint-Gervais-des-Sablons
Department:	Orne
Bed:	5
Bath:	3
Floor:	215 m2
Plot Size:	10416 m2

IN BRIEF

Located between Falaise and Vimoutiers, in the heart of the Pays d'Auge (Orne, Normandy), this authentic Norman country house enjoys a peaceful, unspoilt setting amid rolling countryside.

Featuring half-timbered façades, tile-hung walls, and a monumental stone fireplace, the property offers all the charm of a traditional Normandy residence. The house provides five bedrooms, including one on the ground floor, and benefits from an independent section with its own entrance, kitchen and shower room—ideal for a guest house or holiday rental.

While renovation work is required, the property is immediately habitable.

Set within over one hectare (2.5 acres) of mature, landscaped grounds, the property benefits from several traditional half-timbered outbuildings, offering excellent potential for conversion or further

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

GROUND FLOOR:

- Large open-plan kitchen and dining room (27 sqm) with cathedral ceiling
- Study / small sitting room (15.6 sqm)
- Shower room with shower, washbasin and WC
- Spacious living room (24 sqm) with open stone fireplace
- Bedroom (15.7 sqm)
- Second shower room (shower and washbasin)
- separate WC
- Utility room
- Fitted open-plan kitchen with dining area (32 sqm)

FIRST FLOOR:

- Landing (14 sqm) with bathroom (bathtub and washbasin)
- Separate WC
- Master bedroom (22 sqm) with direct access to the kitchen area
- Three additional attic bedrooms (15 sqm, 11 sqm and 10.6 sqm)

OUTBUILDINGS:

- Open double garage
- Boiler room (gas boiler with external tank)
- Woodshed/garage
- Former half-timbered stables to renovate
- Additional storage buildings

Over 10,000 Sqm of land with mature trees and a well

Caen airport / Ouistreham Channel ferries are just an hour drive away. The sandy beaches and the D-Day historical sites of Normandy are an hour drive away.

Local markets every weeks with all shops / amenities in Vimoutiers, Trun and St-Pierre-sur-Dives.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: **1867 EUR**

Taxe habitation: **EUR**

NOTES