

## Elegant 15th/16th century Renaissance manor house in the heart of a charming village



## INFORMATION

Town:	Gouffern en Auge
Department:	Orne
Bed:	5
Bath:	2
Floor:	240 m2
Plot Size:	18400 m2



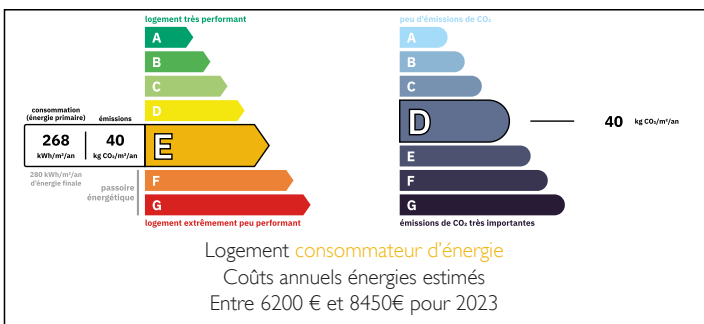
## IN BRIEF

Nestled in a lovely, peaceful village, this exceptional property gracefully blends medieval authenticity with Renaissance elegance. A house of character with a noble past, the manor house has stood the test of time, retaining many of its original features - exposed stonework, period fireplaces, a remarkable stone staircase - while offering rare living comfort in an unspoilt green setting.

Set on 1.8 hectares of beautifully landscaped parklands, the property comprises a main building and superb outbuildings: charming barn, bread oven, coach house, garage, etc. A true rural estate with its character intact.

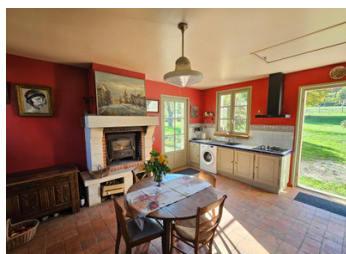
The main house opens onto an elegant entrance hall leading to a refined lounge with open fireplace, a light-filled kitchen opening onto the garden, a second lounge that can be used as a bedroom, and a bathroom.

## 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: 1499 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Upstairs, a carved stone staircase leads to two levels:

- The first features two spacious bedrooms;
- The second also offers two bedrooms and a bathroom, ideal for entertaining family and friends in a poetic setting.

Outside, the bucolic grounds include an orchard, meadows, paddocks and a riding arena (sand), ideal for horse lovers. Every space seems to have been designed to invite contemplation and serenity.

A rare property steeped in history, combining heritage and the art of living.

Ground Floor

Entrance 5m<sup>2</sup>

WC

Living room 25m<sup>2</sup> with open fireplace

Kitchen 23m<sup>2</sup>

Bedroom 27m<sup>2</sup>

Dressing room 6m<sup>2</sup>

Bathroom 4m<sup>2</sup>

1st Floor

Office/Bedroom 39m<sup>2</sup>

Bedroom 31m<sup>2</sup>

2nd Floor

Landing 6m<sup>2</sup>

Bedroom 14m<sup>2</sup>

with bathroom 2m<sup>2</sup>

Bedroom 11m<sup>2</sup>

Dressing room/Attic 3m<sup>2</sup>

Outbuildings

Cellar 36m<sup>2</sup>

Garage 41m<sup>2</sup>

Carport 36m<sup>2</sup>

Workshop 28m<sup>2</sup>