

Ref: A40287NOE61

Price: 590 000 EUR

agency fees to be paid by the seller

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







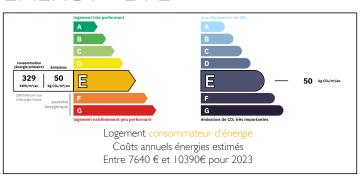








ENERGY - DPE



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.

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.





Ref: A40287NOE61 Price: 590 000 EUR

agency fees to be paid by the seller







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, 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 5m2

WC

Living room 25m2 with open fireplace

Kitchen 23m2

Bedroom 27m2

Dressing room 6m2

Bathroom 4m2

1st Floor

Office/Bedroom 39m2 Bedroom 31m2

2nd Floor

Landing 6m2
Bedroom 14m2
with bathroom 2m2
Bedroom 11m2
Dressing room/Attic 3m2

Outbuildings

Cellar 36m2 Garage 41m2 Carport 36m2 Workshop 28m2

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr