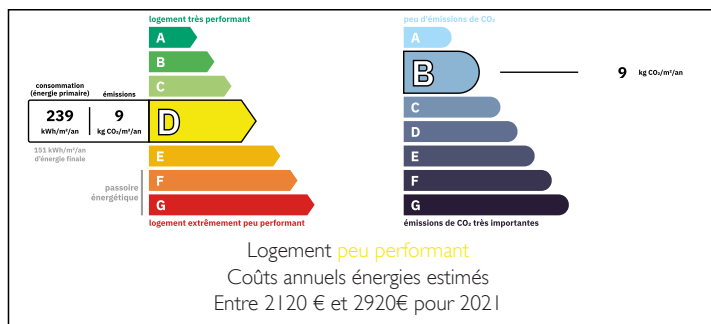


Idyllic location, family home, plus gite, apartment, studio, cabin set in beautiful secluded gardens.



## ENERGY - DPE



## INFORMATION

Town:	Aubusson
Department:	Orne
Bed:	7
Bath:	3
Floor:	210 m <sup>2</sup>
Plot Size:	9100 m <sup>2</sup>

## IN BRIEF

A real gem in an exceptional setting—this property combines peaceful seclusion, nestled in just over 2 acres of beautiful gardens, and surrounded by open countryside, yet with easy access, to town.

The property features a spacious four-bedroom family home, offering a bright and airy open-plan ground floor along with additional versatile rooms. Complementing the main house is a charming detached stone one-bedroom gîte, as well as a substantial outbuilding comprising a one-bedroom apartment, a studio, a garage, and a large workshop area—presenting excellent potential for further development.

Tucked away within the beautifully maintained gardens, a delightful wooden cabin with a living area and mezzanine provides an additional private retreat. All of this is set within attractive, landscaped grounds and accessed via a private driveway, ensuring both privacy and tranquillity. Flers, with all amenities

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

Tucked away at the end of a peaceful private lane, this delightful ensemble of characterful buildings captures the essence of rural French living. Surrounded by open countryside and set within its own secluded grounds, the property offers both charm and versatility—perfect as a family home, a holiday retreat, or a lifestyle project with income potential.

The separate gîte and apartment have previously been rented on a long-term basis, but they would lend themselves beautifully to seasonal holiday lets, welcoming guests seeking an authentic taste of the French countryside. Equally, they provide ideal accommodation for family and friends.

While some areas would benefit from updating, the property already exudes warmth and character, offering a wonderful canvas to create a truly special home.

As you follow the private lane, you are first greeted by a pretty stone gîte, full of rustic appeal. Beyond it stands the barn, with its additional living spaces, before the path opens out to reveal the main house.

### Main House

A charming covered terrace welcomes you into the heart of the home—a spacious, light-filled open-plan living area where traditional character meets everyday comfort. With its dual aspect and large sliding doors opening onto a large terrace, this is a space designed for relaxed living. An original fireplace forms the focal point of the sitting and dining area, separated by an island, the kitchen has a small range of modern units and potential space for more.

From here, a door leads to a generous utility room, with a boot...

## LOCAL TAXES

**Taxe foncière: 1558 EUR**

**Taxe habitation: EUR**

## NOTES