

Imposing country house with gite, barn, stables and 2.6 acres of land only 2h30 from Paris



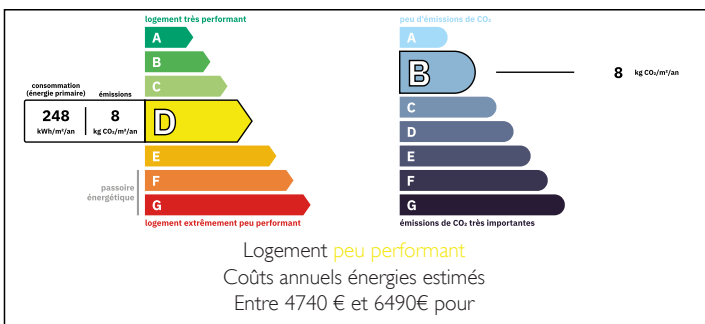
## INFORMATION

Town:	Condé-sur-Sarthe
Department:	Orne
Bed:	4
Bath:	3
Floor:	275 m2
Plot Size:	10604 m2

## IN BRIEF

A fantastic opportunity to acquire a charming home with a large barn, stables, and ample land for horses. This spacious family residence includes a section dating back to the 15th century, showcasing beautiful original features throughout. Versatile in its layout, the property can serve as a large family home or be divided into a home with an attached gîte, offering excellent income potential. Nestled in a countryside setting, it is just 4km from the centre of the historic town of Alençon and only 195km to Paris.

## ENERGY - DPE



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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

Secure double electric gates lead to circular driveway and walled garden and vegetable plot. To the side and behind the house are grass paddocks ideally suited for a couple of horses. Large barn with full height and enough room for a camper van.

Enter through double doors to the main hall, left takes you to the house and right leads to the gite

## HOUSE

On the ground floor of the house: Hall with imposing staircase and Juliet balcony, leading to both the main house and gite.

Lounge/Dining Room 6.4 x 6.2 with feature fireplace and wood-burning stove, underfloor electric heating, tiled floor and access to the garden

Kitchen 5.5 x 5 bright sunny room with stable door to garden, small wood-burning stove, plenty of fitted units and tiled floor

Hallway leading to utility area

Double bedroom 1 - 4.4 x 3.3 with en-suite bathroom 2.6 X 2.6

First Floor: Main central staircase leads to large sunny beautiful room 6.3 x 6 with feature fireplace, this would make a stunning master bedroom.

Door leads to large attic space suitable for conversion.

## GITE

On the ground floor of the gite: fitted Kitchen with underfloor heating 4 x 3.5

Lounge/Dining Room 5.6 x 6 with electric heating and staircase to the first floor leading to three bedrooms and two bathrooms one of which has a

## NOTES