

Beautiful stone property with panoramic views and garden – Ideal for a large family home or holiday rentals



INFORMATION

Town:	Vimoutiers
Department:	Orne
Bed:	7
Bath:	2
Floor:	274 m2
Plot Size:	7619 m2

IN BRIEF

Located in the charming market town of Vimoutiers near Camembert, in the scenic region of Normandy, this beautiful stone property offers a rare combination of traditional charm, modern space, and stunning countryside views.

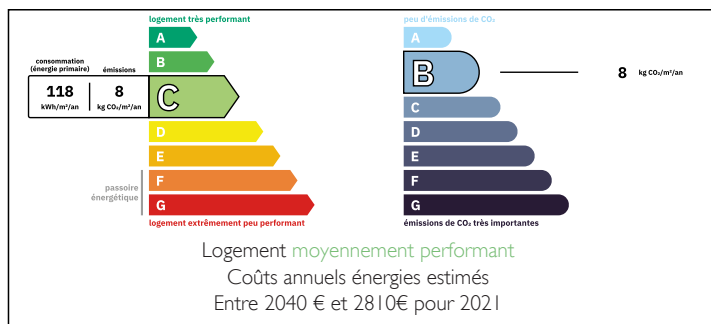
Perfect for those seeking a holiday rental investment, or simply a peaceful family retreat, this 7-bedroom house is ready to accommodate a wide range of lifestyle needs.

Enjoy outdoor living with large bay windows, sun-soaked terraces, and a generous garden, ideal for al fresco dining, relaxation, and entertaining. Several balconies provide elevated views of the rolling hills and surrounding nature.

The home is set across three floors, providing ample living space for families or multi-generational living. The basement level—over 150 m²—offers significant



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: 1855 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set behind automatic gates, this beautifully maintained multi-level family home in Normandy is accessed via a private driveway through landscaped gardens. A second gated entrance provides a potential extra vehicle access.

Ground Floor – indoor/outdoor living

- Expansive panoramic terrace wraps around the West and South sides, accessible from the main living/dining room, offering stunning views over the garden and rooftops of Vimoutiers.
- Spacious entrance hallway opens into a cozy 11 m² lounge with French doors leading to:
- A bright and airy open-plan living/dining area (35+ m²) with original wood floors, a feature fireplace, and direct terrace access.
- A 10 m² kitchen fitted with an electric oven and induction hob.

First Floor – self-contained flat

- Perfect for guests or multi-generational living
- Another spacious living/dining area (35+ m²) with wood floors and an open fireplace.
- Four bedrooms (16 m², 14 m², 12 m², 11 m²), two with balconies overlooking the garden.
- A separate 8 m² kitchen, bathroom with bathtub and sink, and independent WC.

Second Floor – additional bedrooms & attic

- Three character-filled bedrooms (10 m², 9 m², 9 m²) with mansard dormer windows and wood floors.
- Two large, fully insulated attic spaces ideal for storage or future conversion.

Basement & garage – ample storage and utility space

- 3–4 car garage with automatic doors, ideal for multiple vehicles.
- Separate laundry/boiler room, WC, workshop, wine cellar, and additional storage rooms.
- potential to create space for a gym or hobby area

Garden & grounds – over 7,000 m² of serenity