

FOR SALE: beautiful residence in the center of a village 10 min from Argentan (16 rooms, 446m) with outbuildi



INFORMATION

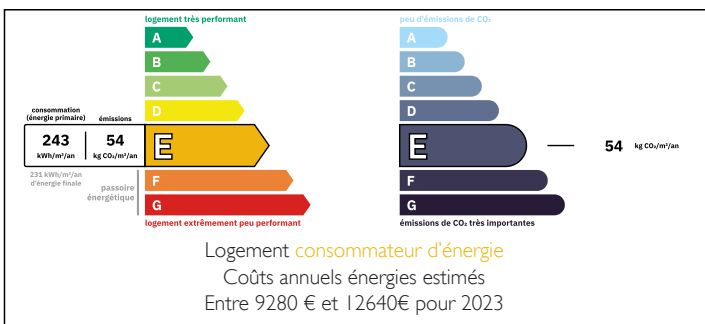
Town:	Gouffern en Auge
Department:	Orne
Bed:	10
Bath:	9
Floor:	446 m2
Plot Size:	1290 m2



IN BRIEF

Beautiful property for sale in Normandy, in the Orne department, 10 min from Argentan, close to schools and shops. Two buildings offer a total of 10 bedrooms, 16 rooms and 446m² of living space. Two other outbuildings to renovate (former village hall), garden, courtyard for parking cars.

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.



DESCRIPTION

For Sale: Magnificent 17th Century Limestone Property

The property is located in a charming village in the Orne, a region known for its picturesque landscapes and rich historical heritage. Orne is situated in Normandy, a region in northwestern France famous for its bocage landscapes, forests, and castles.

The village offers a peaceful living environment while being close to essential amenities. You will find shops, schools, and a market square nearby, making daily life convenient and pleasant. The region is also well-connected by roads, facilitating access to neighboring towns and the tourist attractions of Normandy.

Main House:

Ground Floor: Spacious, bright living areas including a living room (30m²), dining room (25m²), kitchen (20m²), office (15m²), and laundry room (10m²), all with terracotta tiles and several wood stoves.

First Floor: Eight bedrooms (between 12m² and 20m²) with parquet and terracotta tiles, each equipped with en-suite bathrooms and toilets.

Attic: An additional bedroom (25m²) with a bathroom and the possibility to convert more rooms (water and electricity connections provided, insulation completed).

Independent Building:

Renovated into a guesthouse, it includes a kitchen-living area with parquet flooring (40m²), two bedrooms upstairs (15m² each), and a bathroom.

Outbuildings:

Two other buildings to renovate, including former stables with a large 200m² room upstairs.

Exteriors:

Enclosed courtyard and garden opening onto the main street of the village and a lane.

Total land area of 1290m².

LOCAL TAXES

Taxe habitation: EUR

NOTES