

## A Rare Opportunity – Two Beautifully Renovated Homes with Business or Multi-Generational Living Potential



## INFORMATION

|             |                  |
|-------------|------------------|
| Town:       | Passais Villages |
| Department: | Orne             |
| Bed:        | 6                |
| Bath:       | 3                |
| Floor:      | 160 m2           |
| Plot Size:  | 5300 m2          |

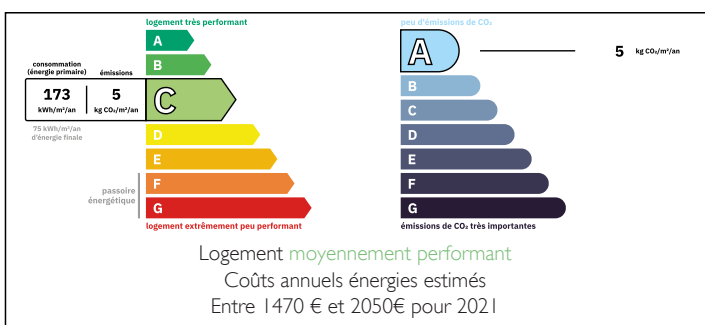
## IN BRIEF

This exceptional property offers not just one, but two fully renovated houses, each finished to a high standard and in true move-in condition. Tastefully decorated throughout, they combine modern comfort with charming original features. – perfect for a large family, multi-generational living, or a business opportunity with established rental potential. Combined with flexible outbuildings and an excellent location close to tourist towns and transport links, this is a truly versatile and rare find

In addition to the two houses, there are several outbuildings with huge potential – whether for conversion into further gîtes, creating a family games or party room, or simply enjoying covered outdoor entertaining spaces. The entire property sits on 5,300m<sup>2</sup> of land with gardens, terraces, and plenty of parking.



## 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

This exceptional property offers not just one, but two fully renovated houses, each finished to a high standard and in true move-in condition. Tastefully decorated throughout, they combine modern comfort with charming original features, making them ideal for extended family living, a holiday rental business, or a combination of both.

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### House 1 – The Main Stone Farmhouse

Beautifully renovated, this charming stone farmhouse has been thoughtfully designed for modern family life while retaining character throughout.

Ground Floor: From the welcoming entrance hall (with guest WC), you step into a stunning open-plan living room with dining area (29m<sup>2</sup>). The fitted kitchen blends seamlessly with original features including oak beams and a central granite fireplace with wood burner – the true heart of the home.

First Floor: The spacious master bedroom (16.6m<sup>2</sup>) enjoys wooden floors and exposed beams, along with a luxurious ensuite (6.9m<sup>2</sup>) featuring a freestanding bath, walk-in shower, WC, and washbasin. A flexible 8m<sup>2</sup> office (currently used as a guest bedroom) could equally serve as a nursery, dressing room, or study. A handy utility/storage space (2.9m<sup>2</sup>) is also on this floor. Importantly, this level also houses a dedicated laundry room, meaning no carrying laundry baskets through the house – a...

## NOTES