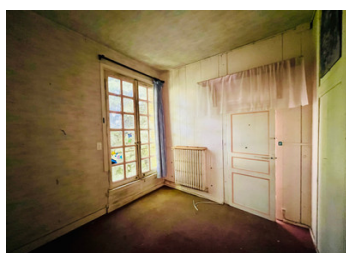
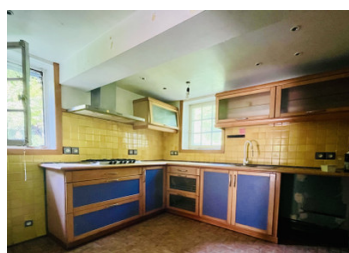
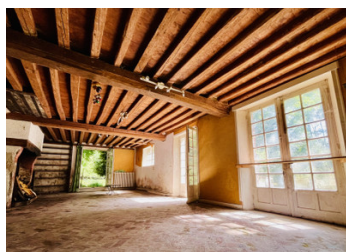


## Elegant manor house with great potential in the heart of Normandy



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Neuville-sur-Touques
Department:	Orne
Bed:	7
Bath:	1
Floor:	168 m2
Plot Size:	5007 m2

## IN BRIEF

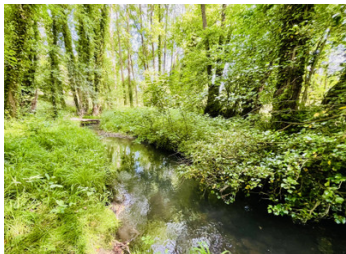
Set amidst the rolling green hills of Normandy, this elegant manor house offers a truly exceptional living environment.

Spanning three floors, the property features 7 bedrooms, a spacious living and dining room with a fireplace, and a kitchen on the ground floor. While extensive renovation work is required—including the installation of a heating system—the potential of this property is undeniable.

It sits on a beautifully landscaped plot of over 5,000 m<sup>2</sup>, adorned with mature trees and dominated by a majestic sequoia. A charming stream runs along the lower edge of the land, adding to the bucolic atmosphere. The property also includes two large outbuildings: a double garage and a former timber-framed barn, offering numerous possibilities for conversion.

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

This brick-built manor house with 7 bedrooms offers generous volumes and authentic charm, but will require complete renovation.

The property includes:

- Ground floor: a spacious living and dining room of 52 m<sup>2</sup> with an open fireplace. A fitted kitchen (9 m<sup>2</sup>) with twin sinks, electric oven, 6-burner gas cooktop, and extractor hood, a utility room / pantry, a separate WC with hand basin, a shower room with washbasin

- First floor: a landing leading to 4 bedrooms (approx. 20 m<sup>2</sup>, 13 m<sup>2</sup>, 10 m<sup>2</sup>, and 9 m<sup>2</sup>), a separate wc

- Second floor: 3 attic bedrooms with sloping ceilings (approx 11 m<sup>2</sup>, 17 m<sup>2</sup>, and 6 m<sup>2</sup>)

- Outbuildings: a large brick-built double garage with a tiled roof, including two rooms above currently used as a wood store and storage area. A second timber-framed outbuilding with a slate roof, formerly used as a boiler room and storage

This is an ideal project for those looking to restore a traditional French property in the heart of the Normandy countryside.

Ideally located just 10 km from the market towns of Gacé and Sap-en-Auge, and only 15 minutes from Vimoutiers. Caen airport and the nearest ferry port are just 1.5 hours away, with Calais reachable in under 4 hours by car. Paris is only 1.5 hours by train from the nearby station in L'Aigle.

There is the option to acquire another small house nearby with an additional 2,400 m<sup>2</sup> plot with outbuilding to develop a gite project or a guest house.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES