

Stone house with outbuildings, garages and mature gardens, potential gîtes business in a beautiful location



## INFORMATION

|             |                               |
|-------------|-------------------------------|
| Town:       | Saint-Quentin-les-Chardonnets |
| Department: | Orne                          |
| Bed:        | 3                             |
| Bath:       | 2                             |
| Floor:      | 120 m2                        |
| Plot Size:  | 5000 m2                       |

## IN BRIEF

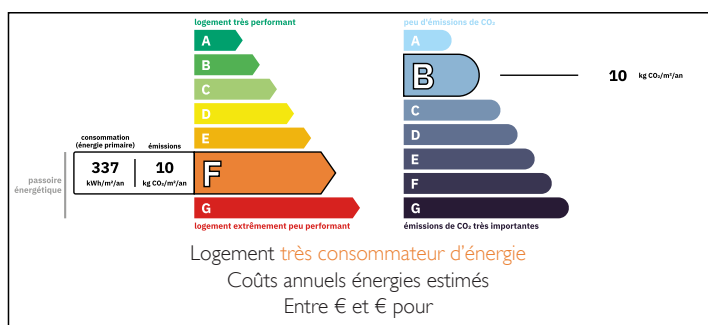
This very well-presented property offers 3 bedrooms in the main house, with excellent potential to extend and create up to two additional gîtes or annexes—much of the work has already been started, so it's just a matter of finishing. The house enjoys super views over the surrounding countryside, with beautifully manicured mature gardens, spacious garage areas, and a workshops.

Located in a friendly little hamlet with just a handful of neighbouring properties, the setting is quiet yet not isolated. The nearest village is Saint-Quentin-les-Chardonnets, and the closest town is Tinchebray.

Ideal as a main home or lifestyle project with income potential.



## 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.



## LOCAL TAXES

**Taxe foncière: 750 EUR**

## NOTES

## DESCRIPTION

This well-presented longère-style property offers spacious and flexible accommodation, with excellent potential for further development. The main house features a welcoming kitchen with a chimney and wood-burning stove, a separate utility room with a downstairs WC. The comfortable sitting room also includes a wood burner and enjoys views over the terrace and the beautifully maintained gardens to the front of the house.

Upstairs, there are three good-sized bedrooms. The main bedroom benefits from its own en suite bathroom, and there is a family bathroom located on the landing. The attic space above is currently used for storage.

The property is currently divided into three sections: the main house, a partially renovated annexe, and a third section requiring complete renovation. The annexe is ideal for creating an independent living space (approx 90M2) perfect for guest accommodation, extended family, or holiday rentals. First-fix work (electrics, plumbing, insulation) has already been installed. All renovation works have been officially declared and approved by the local planning authority, (The transfer of building permits will be completed with the sale of the property.)

The third section presents a blank canvas for complete renovation according to your needs and vision.

Outside, there is a large workshop with a mezzanine level, entered via 4 metre high doors suitable for a camper. There is also a spacious double garage that can house two cars, along with additional space for workshop use and wood storage. In the rear garden, you'll find a small, traditional stone bread oven —...