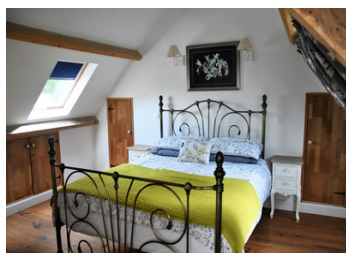


Exciting renovation opportunity with a beautifully presented one-bedroom home ready for immediate occupation.



INFORMATION

Town:	Champsecret
Department:	Orne
Bed:	1
Bath:	1
Floor:	49 m2
Plot Size:	5771 m2

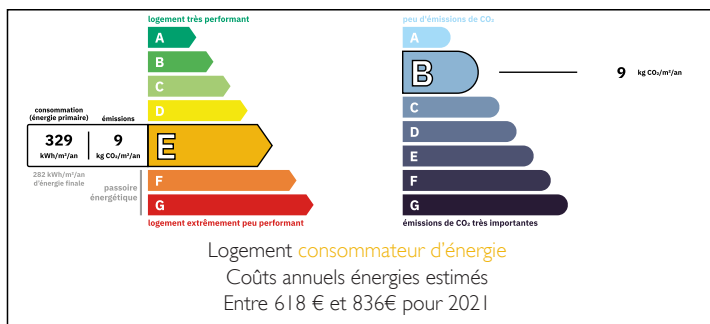


IN BRIEF

This unique property offers the perfect blend of charm and potential: move straight into the finished accommodation while transforming and adding value to the remaining buildings or land to suit your vision. Ideal for those seeking a lifestyle project, investment opportunity, or future expansion.

Comprising a beautifully presented one bedroom gite, with additional space attached, partially prepared to develop into a second gite or to extend the existing one. The original farmhouse, ripe for renovation/conversion with open barn attached, large detached barn and several other buildings. There is a secluded terrace to the rear of the gite and opposite, a field.

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

Approached via a peaceful country lane, this charming cottage with views over the fields offers tremendous potential for development. The first renovated property is a beautifully presented gîte featuring a stunning open-plan living area with a striking fireplace housing a wood-burning stove, a comfortable sitting area, dining space, and a fully fitted modern corner kitchen. A lovely wooden staircase leads to the open double bedroom with storage and a spacious shower room with shower, basin, and WC.

The adjoining building is already insulated and fitted with double glazing, water, and electricity, ready to be converted into a second one-bedroom gîte, or alternatively, by knocking through a door from the existing gîte, it could be extended to create a two-bedroom house. At the rear of these buildings is a private terrace.

The courtyard includes an old farmhouse in need of renovation, comprising a large sitting room with an original fireplace, a second room with an adjacent shower room, and two bedrooms on the first floor. An adjoining open-fronted barn provides covered storage or parking, while a large two-storey barn offers extensive workshop or storage space. Several old stone buildings are in ruins, and opposite the property lies a lovely field, ideal for ponies.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES