

Character property with outbuildings and landscaped park in Normandy

EXCLUSIVE



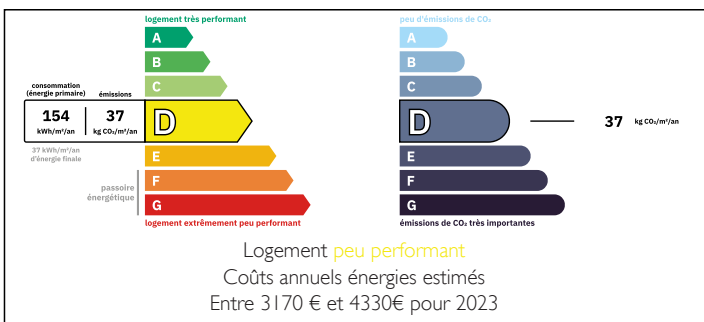
INFORMATION

Town:	Champsecret
Department:	Orne
Bed:	4
Bath:	1
Floor:	170 m ²
Plot Size:	10000 m ²

IN BRIEF

EXCLUSIVE – Located in Champsecret, in the heart of the Normandy countryside, this former farm property, partially renovated in the 1990s, offers a peaceful and authentic setting. The main house features spacious, light-filled interiors including a 46 m² living area with an 18th-century fireplace, a separate lounge, utility room, and 4 bedrooms upstairs with bathroom, study, and laundry room. Heating combines gas and wood for comfort and character. The property also includes several outbuildings: two garages, a barn with cellar, and a former bread oven. Set on 9,975 m² of landscaped grounds with orchard, flower beds, and mature trees, it benefits from a preserved natural environment. Close to local amenities and just 15 minutes from Flers (train station, schools, shops), it offers excellent potential for a main home, holiday property, or gîte project.

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

EXCLUSIVE – LEGGETT Immobilier – Character property with landscaped park – Champsecret (Ome)

Located in the heart of the Normandy bocage, in Champsecret (61700), this former farm property offers a rare living environment combining authenticity, generous volumes, and a remarkable natural setting.

Just a few minutes from the village of Champsecret, with its essential amenities, and close to La Ferrière-aux-Étangs and Flers (train station, shops, schools, services), the location perfectly balances tranquility and accessibility.

The Property

Partially renovated in the 1990s, this former farmstead comprises a bright and comfortable main house along with several outbuildings, set on landscaped grounds of 9,975 m².

** The Main House

* Ground floor:

- Superb 46 m² living space with fitted open-plan kitchen and dining area, enhanced by a magnificent 18th-century fireplace
- Separate 46 m² lounge, offering a second warm reception area

- 26 m² utility/storage room

- Separate WC

* First floor:

- 4 bedrooms (16 m², 17 m², 12 m², and 11 m²)
- 15 m² bathroom with shower
- Separate WC
- Study
- Laundry room

Heating is provided by a combination of gas and wood, offering both comfort and period charm.

** Outbuildings and Exterior:

- Two independent garages
- A barn with cellar, offering strong development

LOCAL TAXES

Taxe habitation: EUR

NOTES