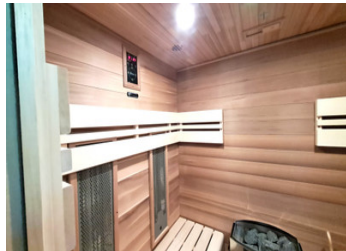


A historically significant village property in the coveted La Carneille on the site of the ancient chateau.

EXCLUSIVE



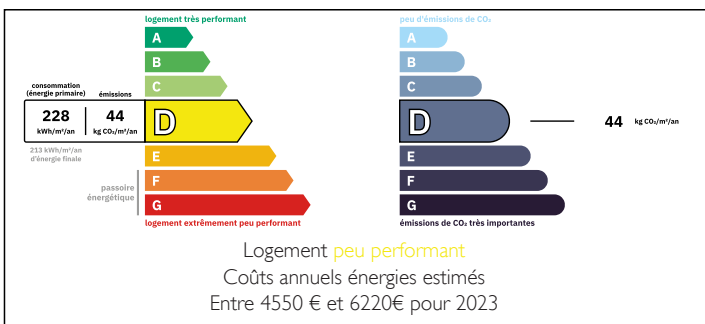
## INFORMATION

Town:	Athis-Val de Rouvre
Department:	Orne
Bed:	5
Bath:	2
Floor:	207 m2
Plot Size:	782 m2

## IN BRIEF

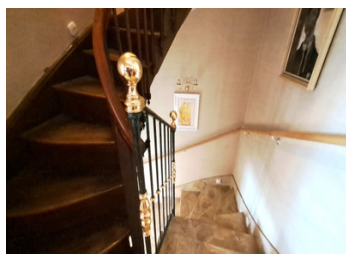
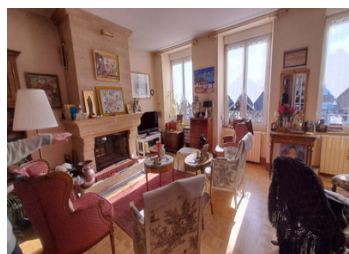
Leggett Immobilier presents a magnificent, perfectly maintained historic Norman residence, situated on the site of the former castle, which served as the Hôtel de Normandie in the early 20th century and was built on the site of a feudal motte. It was on the ruins of the fortified castle, which was burned down by the English in 1356, that an inn was erected. Today it is the home of an established writer well known historian in the region. The importance of the building is not forgotten in his writing and today it remains an impressive village home filled period furniture et dripping in style.

## 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

Built on a feudal motte (12th century), this former mansion (Hôtel de Normandie) has been fully restored.

Porch featuring a large bay window opening onto a wooded ornamental garden (850 m<sup>2</sup>).

Ground floor: large marble entrance hall leading to an oval staircase – Cloakroom.

Toilet and shower room.

1 bedroom opening onto a summer lounge.

A kitchen. A 4-person sauna.

A utility room and a secure cellar.

Separate access leading to the garden and a convertible attic.

First floor: spacious open-plan lounge and dining room.

Parquet flooring and double bevelled bay windows.

Toilet - Fitted cupboards - Fitted kitchen.

2nd floor: large double bedroom and separate toilet. Large bathroom plus shower room - dressing room

3rd floor: Master suite comprising 3 separate bedrooms.

Shower room and separate toilet

Recent oil-fired condensing boiler.

Recent water heater.

Double glazing.

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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