



MAGNIFICENT STONE MANOR WITH VIEW OF THE NORMAN COUNTRYSIDE

www.leggettprestige.com

MAGNIFICENT STONE
MANOR WITH VIEW OF
THE NORMAN
COUNTRYSIDE...



PROPERTY FACT FILE	
REFERENCE	A35311YAL61
PRICE	€ 538,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (510 000 EUR hors honoraires)</small>
BEDROOM	7
BATHROOM	4
ACCOMMODATION	345 m ²
LAND	11693 m ²
TOWN	Bazoches-au-Houlme
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Other Drainage, River Frontage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Magnificent Stone Manor
- View of the Norman Countryside
- 1.1 hectares & 323m² Total Living Area
- one main house and one small house (cottage)
-

MAGNIFICENT STONE
MANOR WITH VIEW OF
THE NORMAN
COUNTRYSIDE...

Ref : A3531 IYAL61

FOR SALE: Magnificent Stone Manor with View of the Norman Countryside

Discover this sumptuous manor of longère type, offering a breathtaking view of the Norman countryside and benefiting from an

DESCRIPTIF

FOR SALE: Magnificent Stone Manor with View of the Norman Countryside

Discover this sumptuous manor of longère type, offering a breathtaking view of the Norman countryside and benefiting from an isolated situation for absolute tranquility.

Features of this Prestigious Property:

- Land Area: 1.1 hectares (with the possibility of acquiring additional land)
- Total Living Area: 323 m² (main house and small house)
- Garden: Well laid out, without vis-à-vis, with wooded areas, fruit trees, terraces, and a river running along the property
- Orientation: South-facing with beautiful terraces

The Main House: (Living Area: 260 m²)

Ground Floor:

- Back kitchen (6 m²) and laundry room (6 m²)
- New and fitted kitchen (19.6 m²) with fireplace
- Spacious and bright living room with fireplace (62 m²), lounge, bar, ... (with wood stove)
- Dining room (36 m²)

Upstairs:

- Above the kitchen and garage: 2 bedrooms (37 and 10 m²) + Shower Room + WC (accessed by staircase near the kitchen)
- Above the large living room and dining room: Accessible by an imposing and beautiful wooden staircase, a mezzanine with 3 bedrooms (13, 16 m² & master suite of 38 m² with bathroom, WC, dressing room, and a small mezzanine) + Bathroom (4 m²)

The Cottage, The Small House: (Living Area: 66 m²)

Ground Floor:

- Beautiful and bright living room with fitted kitchen and dining area (24 m²)
- Living room (16 m²)
- Bathroom with WC + laundry (7 m²)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A3531 IYAL61>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

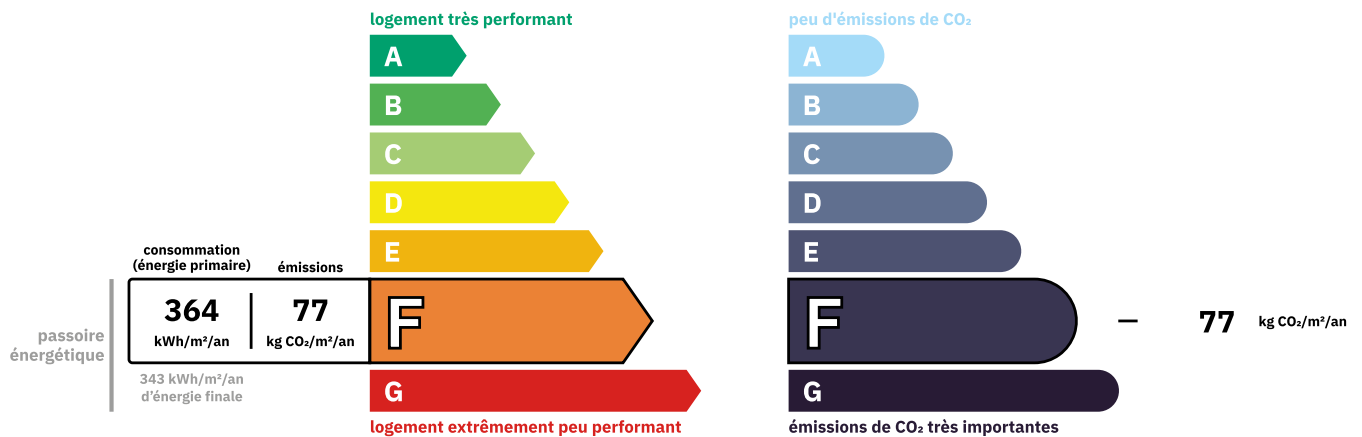
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

MAGNIFICENT STONE
MANOR WITH VIEW OF THE
NORMAN COUNTRYSIDE...

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

Ref : A3531 IYAL61

ENERGIE-DPE



Property **Very energy consuming**
Estimated annual energy costs
between 8990 € and 12220€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A3531 IYAL61
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr