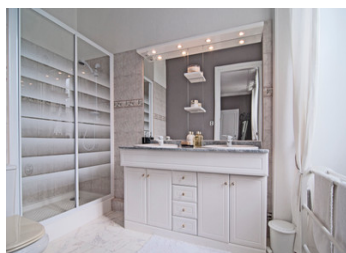
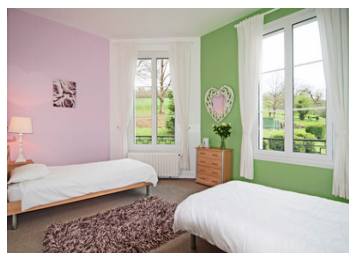
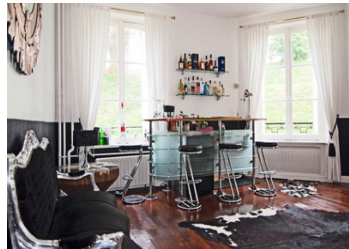


A superbly renovated Manoir, a large, warm family home or a boutique hôtel, a huge scope for an entrepreneur.



INFORMATION

Town:	Saint-Pierre-du-Regard
Department:	Orne
Bed:	9
Bath:	7
Floor:	480 m2
Plot Size:	124005 m2

IN BRIEF

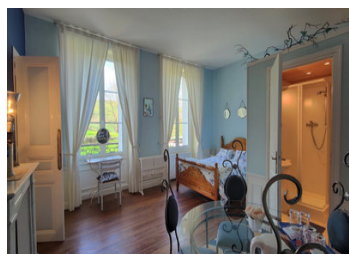
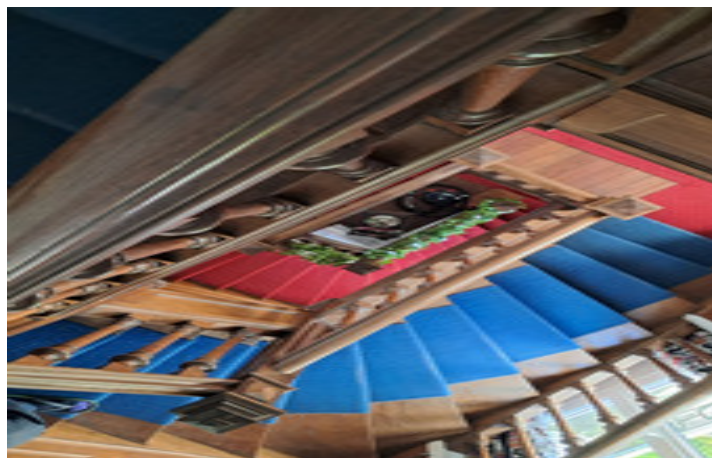
Although an excellent renovation, there is still scope for expanding this building to create more rooms. The entrance hall with sweeping staircase is reached by a double sided outside staircase (wedding photo opportunity!) The whole of the ground floor is dedicated to reception rooms (2)/ dining room/ entertainment room/ kitchen. There is a walled garden to the rear with terrace and hot tub. Room for a large marquee if needed in the tennis court area, as was used by the present vendors for a fabulous wedding party of 500 guests and the couple arriving and departing by helicopter from a mini pad on the lawn. The chateau has now been run as a B&B for 2 years with great success. The first floor has 6 bedrooms with en-suite bathrooms/ shower rooms. The second floor has 3 bedrooms and a family bathroom, but also 2 very large, and not yet converted, rooms, which would...

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.



LOCAL TAXES

Taxe foncière: 2500 EUR

NOTES

DESCRIPTION

A grand Manor built in stone and covered in slate.
Ground floor: entrance with staircase, kitchen, 2 lounges, dining room, bedroom, wc, patio overlooking the park.

1st floor: hallway leading to 6 bedrooms, bathroom and WC

2nd floor: corridor leading to 3 bedrooms with bathrooms, 2 large attics, shower room, WC.

Basement: cellars, workshops, boiler room, garage, laundry room, kitchen

Good sized function room next to the rear lawn could be ideal for functions, currently used as a gym.
Pond feature in front of the chateau.

Land.

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