

Splendid stone farmhouse situated in a quiet hamlet in Normandy close to the city of Argentan

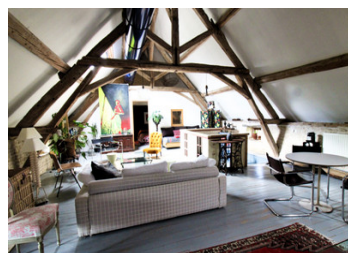


## INFORMATION

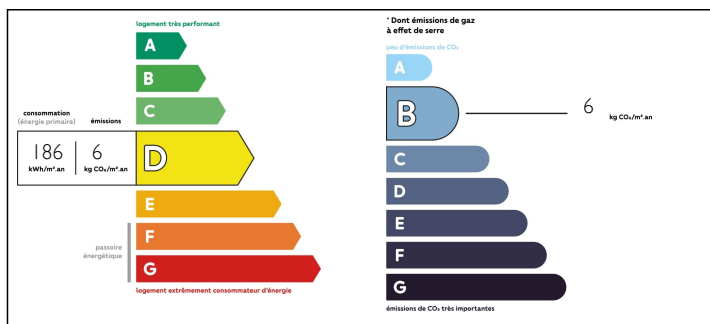
Town:	Argentan
Department:	Orne
Bed:	4
Bath:	2
Floor:	362 m2
Plot Size:	796 m2

## IN BRIEF

Character semi-detached farmhouse with exposed stone walls and beams, 4 beds on 3 levels with grounds/garden of 796 m<sup>2</sup>. Recently and beautifully renovated, this stunning stone house offers large volumes and high ceilings. The perfect blend of modern comfort and authentic charm of traditional architecture with many original features such as the fireplaces, the exposed beams, stone walls and wooden staircase. Ready to move into. The house is part of a larger architectural ensemble which used to be a an old fortified farm. After full renovation, the farm has been divided into individual units, all independent from each other. This house is the perfect place for a quiet residence that is not too isolated. Only 10 minutes' drive from the city of Argentan with all amenities.



## 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: 1687 EUR

## NOTES

## DESCRIPTION

On the ground floor, a large dining room of 36 m<sup>2</sup> opens onto the outdoor terraces and a living room of 48 m<sup>2</sup> with stone fireplaces and a wood burner. The spacious open kitchen connects with a pantry, a cloakroom and wc.

On the first floor, the landing leads to a master suite with a large bedroom of 48 m<sup>2</sup>, a bathroom (with shower, bath and wc) and another bedroom of 41 m<sup>2</sup> with fireplace.

On the second floor, a large attic/living space of around 75 m<sup>2</sup> with cathedral ceilings leads to one ensuite bedroom of around 18 m<sup>2</sup> (with shower, sink and wc) and another bedroom of approx. 12 m<sup>2</sup>.

The house has central heating throughout as well as double glazed windows.

The back of the house includes a fenced garden of around 415 m<sup>2</sup> with mature trees and a terrace. The front of the house (inside the farmhouse courtyard) includes another garden (of around 163 m<sup>2</sup>) fenced with hedges and with another terrace.

The boiler room is accessed from the outside garden of the house. The central & water heating system was put in place in 2020 (with both air-to-air and air-to-water heat pumps). Water softener.

The house is connected to the mains drainage.

This house is the perfect place for a quiet residence that is not too isolated. It is ready to move into and the reasonably-sized garden doesn't require complicated maintenance.

Only 10 minutes' drive from the market city of Argentan and all amenities, less than one...