



## Exceptional Property with Guest Gite and Land



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 661,500

#### Standort

Land:	Frankreich
Postleitzahl:	61000
Veröffentlicht:	06.05.2024

#### Beschreibung:

Charming stone property complex, ideal for both your personal and professional development project.

Located just 5 minutes from Alençon and all amenities (shops, school, train station, hospital, and access to the A28 motorway), discover this charming property complex nestled in a lush, fully enclosed setting spanning over 2.7 hectares.

The MAIN HOUSE (155m<sup>2</sup> spread over 3 levels, 7 living areas including 3 bedrooms): a beautiful, bright, and comfortable stone residence with exposed beams and warm living spaces. Ideal for family living, it offers an authentic and welcoming setting.

A working GUEST GITE (140m<sup>2</sup>, 7 living areas including 5 bedrooms): operated for over 10 years as a furnished tourist rental, it benefits from a loyal clientele (individuals, businesses, and associations) with strong growth potential.

A real asset of this real estate complex: a stone building awaiting renovation (300m<sup>2</sup> floor space, two possible levels), allowing for the offer of new services with high added value such as:

- creation of several accommodations,
- reception hall for weddings and events,



- wellness area, seminars, or even a catering laboratory with a separate entrance...

#### Outdoors:

Over 2.7 hectares fully enclosed, planted with trees and flowers, with three separate entrances. Possibility of extending the existing parking space, terraces and relaxation areas inviting relaxation with unobstructed views of the countryside and pastures.

#### Comfort features:

- Two recent heat pumps (installed in 2023),
- fireplace in the main house,
- wood-burning stove in the gite,
- Energy Performance Certificate: Class C.

Quick access to all amenities while enjoying a peaceful setting.

For more information, contact us today.

Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Orne, in Lower Normandy is bordered by the other two departments in the region, Manche and Calvados. It is located in the south of the region bordering with Mayenne, Sarthe, Eure et Loir and Eure. It is the only Normandy department without a coastline.

Orne's history was built through war, destruction and chaos but also through prosperity so don't worry it is a calm and peaceful place to live and visit now! It has rolling countryside, open meadows and boasts some of the best weekly markets in France.

Nowadays you can still see vestiges from all the troubled periods, as well as modern architecture that followed WWII. Nice property in the area is easy to find and reasonably priced.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have



about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Allgemein**

Schlafzimmer:	8
Badezimmer:	5
Grundstücksgröße:	27000 m <sup>2</sup>

## **Mietdetails**

Möbliert:	Ja
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## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID:	IX5.711.377
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