

Bellême. 15th and 18th century private mansion house in the centre of town, with commercial premises.



INFORMATION

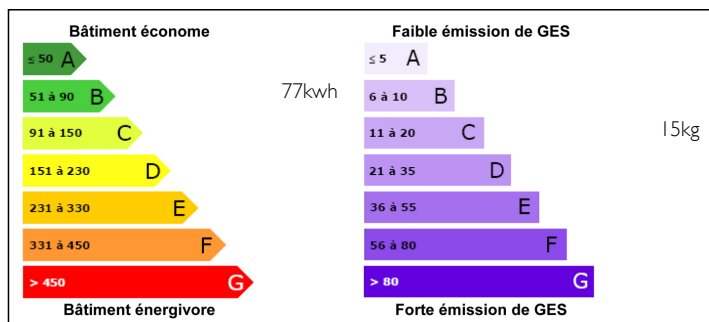
Town:	Bellême
Department:	Orne
Bed:	5
Bath:	2
Floor:	300 m2
Plot Size:	1200 m2



IN BRIEF

In the centre of Bellême, an exceptional property of 300m² in total including a commercial level on the ground floor. Property dating from the 15th and 18th centuries. Private mansion house with commercial premises, outbuildings, magnificent garden with view of the forest.

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

The house (approximately 210m²) consists of:

On the first floor: landing serving the living room with fireplace and open to the library (32m² + 24m²), kitchen that opens onto the terrace with access to the garden.

Second floor: landing serving 3 bedrooms, bathroom, toilet.

On the third floor: master suite (bedroom with dressing room, office and shower room, wc) bedroom.

Vaulted cellar.

Gas central heating. Recent roof.

The commercial ground floor consists of 3 rooms, a store of 28m² and an office of 12m², with access to a studio of 32m², wc.

Outbuildings 200m²: garage, shed, workshop, attic.

The whole on 2100 m² of gardens with a beautiful view over the forest of Bellême.

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

NOTES