

Sector Remalard. Country house renovated by architect owner, with studio, set in grounds of over an acre..



INFORMATION

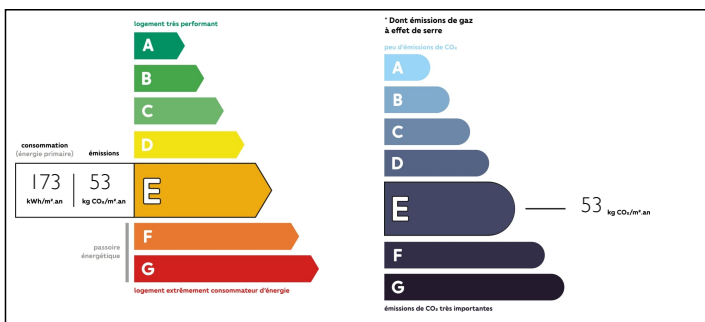
Town:	Sablons sur Huisne
Department:	Orne
Bed:	4
Bath:	2
Floor:	285 m2
Plot Size:	7320 m2

IN BRIEF

Architect renovated property in a dominant position, U-shaped former farmhouse comprising a tastefully renovated main house and two barns, one of which has been renovated as an artist's studio and stage. Set in 7320m² of grounds with trees, orchard and hedges. Quiet location.



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 main house has large light spaces with good ceiling height, many original features such as the fireplaces and floor tiles.

Comprising entrance hall, dining room (or ground floor bedroom) with fireplace, wc, large living room (70m²) with original floor tiles and two fireplaces, kitchen with door to the gardens, boiler/laundry room, first floor (first staircase) landing, two bedrooms, shower room and wc, second floor (second staircase) study, large bedroom/dormitory, dressing room, bathroom with wc.

Large, light spaces with high ceilings.

Double glazing, oil-fired heating.

Outbuilding 1 (stone): artist's studio with stage, first floor, cellar.

Outbuilding 2 (stone): former stables, with attics. Land, well.

Grounds of 7320m², well, orchard and vegetable garden.

Beautiful views .

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

NOTES