



16th C. abbatial dwelling at the gates of Alençon,

61000, Alençon, Orne, Normandy

* 5 Beds * 1 Bath * 300m2

€725,000

Ref: LN-2LKNR

Property Description

Ref.3864 : 16th C. abbatial dwelling at the gates of Alençon.

Discreetly located in the heart of a rural Orne commune of some 550 inhabitants, this property benefits from a rural and peaceful setting less than 180 km from Paris.

Self-sufficient with its local shops (grocery shop, bakery) and essential services (doctor, dentist, physiotherapist, nurses, school, taxi, post office, etc.), it is nonetheless ideally enhanced by the proximity of the town of Sées, which offers, amongst other things, an attractive educational centre of national renown.

This family property is a happy compromise for a secure country life at the gates of civilisation (Alençon) where all the motorway and rail infrastructures are present and easily accessible.

It is out of sight that this ancient abbey church will open its future to those who will know how to tune in to the feelings of serenity and well-being that it has so naturally exuded for several centuries. Its reasonable dimensions and its possibilities of extension make it perfectly adapted to a secondary project.

The main building is built over 2 stories of rendered stone masonry with a period tiled roof and a few half-timbered walls. A double-flight stairway enhances the south/south-east facade, providing access to the living rooms situated on the middle floor. The rear of the building gives access to the various cellars, which end in a monumental gateway leading to the outside.

An outbuilding and a garage at right angles on either side of the property complete the living space estimated at approx. 300sqm, excluding usable attic space.

The property opens onto a large, well-exposed garden bordered by a small river which ensures coolness.

The ground floor comprises a modern oak kitchen, a living room (45sqm) with Italian fireplace in polychrome wood, carved wooden pillars, floors with cabochons and exposed beams; dining room (14sqm); departure of a spiral staircase (XVIIIth C.); 2 bedrooms (one with a remarkable wooden fireplace decorated with a painting on copper; the other with adjoining bathroom);

Corridor, dressing rooms, wc and linen room. Continuing on to a 3rd bedroom to be renovated.

Large library/study topped by a mezzanine with access to the attics. Fireplace with overmantels.

First floor: 2 large bright bedrooms with fireplace, floor tiles and exposed beams. Adjoining bathroom/wc in need of total renovation.

Various cellars on the garden level, used as a wine cellar/boiler room.

Good ceiling heights throughout the property, estimated at between 2.91 and 3.65m.

The outbuildings include:

1) a small stone house under plaster of approx. 60m² floor area and divided into 3 separate rooms. Existing floor.

Water and electricity reservations present. Easy connection to mains drainage.

2) Detached garage for one car and garden equipment.

3) Small dovecote at the end of the garden

With a surface area of approx. 6,500sqm(0.5 acres), the grounds comprise a large, unobstructed lawn on the south side of the dwelling.

High stone walls protect the roadside, numerous species (lime trees, purple beeches, ash trees, hazel trees) run along the small river forming the property boundary. A few fruit trees complete the backdrop (apple, pear and plum trees). A henhouse is a reminder of the joys of country life.

A small vegetable garden in search of a gardener.

The absence of noise could make us forget that life is never far away....

Gallery

