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**Beautiful and spacious manor house**

**Five bedroom, fully renovated cottage**

**Two heated swimming pools**

**Successful holiday rental business**

**Geothermal heating and solar panels**

**DPE = 77.81 [B] GES = 9.34 [B]**



**St. Marguerite de Carrouges, Orne**  
**Ref 10212**

**€875,000**

**Nestled in the canton of l'Orne and the Parc Naturel Régional Normandie-Maine, Le Logis is an outstanding 18th century property that is full of character and provides exceptional family accommodation at the edge of Sainte Marguerite de Carrouges village. Built on 1.5 hectares with landscaped gardens and paddocks, the buildings were constructed in 1754 from Normandy blue granite.**

The Manor has 6 bedrooms and the Cottage has 5 bedrooms; both have outdoor heated swimming pools. The perimeter of the property is enclosed by dry-stone granite walls. Le Logis is approximately one hour from the coastal town of Caen and two hours from Paris. It is located within easy driving distance of ferry ports and airports, with shops, services and golf-courses nearby. Its proximity to the northern Normandy coast, beaches and transport links means that Le Logis has great potential as a wonderful family home with useable commuter links or as a luxury holiday rental property. The large paddock to the rear of the estate would be highly suitable for use as a helicopter landing site. A state of the art geothermal-powered central heating system, combined with solar panels and double-glazed doors and windows, provides an environmentally-sound, low-cost and highly-effective heating solution for the Manor, the Cottage and the swimming pools.

Take a few minutes to learn about Le Logis. The property's history is detailed in the Bulletin de la Societe Historique et Archeologique de l'Orne. King Louis XV approved the "Le Logis Convent Foundation" in a letter issued and registered with the Parlement de Rouen in 1764. Our web site photo gallery provides dozens of images and plans. The floor plan for each level of the Manor illustrates the extent of the spacious home. And the virtual tours provide a viewing experience as if you were physically present in that room! We highly recommend an early viewing of this beautiful and desirable property in the heart of the French countryside.

## **THE MANOR**

### **Ground Floor**

From the vast gravel driveway and courtyard, a formal entrance door opens into the granite hall. An additional and more informal entrance opens directly into the kitchen with its huge built-in island, a "Lacanche" piano oven, dining area, original fireplace with log-burner, and enormous under-the-stair pantry. A door from the kitchen opens onto a sun-drenched terrace, perfect for al fresco dining. The large, light dining room boasts an original granite fireplace and wooden beams. Also on the ground floor is a separate WC and a room currently being used as a gym. A granite stone stairway leads to a half landing with entrance to the rear gardens, outdoor heated swimming pool (3m x 15m) and the two terraces. The stairway continues to the first-floor landing.

### **First Floor**

The entire east wing boasts an enormous master bedroom with wooden floors and beams, dressing room and original fireplace. Leading from the bedroom is a cavernous master en-suite. The large lounge covers the west wing and features an original fireplace with log-burner, and 5 large windows to front and rear that deliver an abundance of natural light. From the central landing, a carpeted and sweeping staircase rises to a mezzanine level with small landing and study. The current owners have prepared this room for potential use as an additional bathroom (pipes are already in situ). The stairs extend up to the second floor landing.

### **Second Floor**

The east wing has two bedrooms with wooden floors, each stylishly decorated with views over the gardens. There is also a family bathroom with separate WC. The west wing features three further bedrooms, one with an en-suite, all with original wooden floors and views. From the east and west wing corridors, there are two sets of stairs that rise to a 200 sq m attic.

## **THE COTTAGE**

### **Ground Floor**

A family bathroom and separate WC are situated on the ground floor, next to a large stone-floored bedroom with private entrance. The large lounge features an original stone fireplace and hearth, wooden beams and large windows to front and rear. A stairway rises to the first floor.

### **First Floor**

A master bedroom with wooden beams and views to front and back, with ensuite bathroom and small adjoining bedroom perfect for babies or small children. Two additional bedrooms are located on the first floor plus a large landing and storage cupboard.

## **GARDENS AND GROUNDS** *Approx 15000m2*

The gardens are landscaped and have plantings of mature shrubs and trees. They are gated and the perimeter is enclosed by a dry stone wall. There is also a paddock which could be used as a helicopter landing pad. Within the grounds are two heated swimming pool.

## **OUTBUILDINGS**

The property has a garage, cellar, workshop and woodshed. There is also a pool filter room and a pagoda in the gardens.

**Please see the property's web site [www.Le-Logis.com](http://www.Le-Logis.com) for floorplans, interactive photographs and more information.**



To enquire about this property please contact [info@frenchpropertiesdirect.com](mailto:info@frenchpropertiesdirect.com)

[www.frenchpropertiesdirect.com](http://www.frenchpropertiesdirect.com)

These details do not form part of any contract and all measurements are approximate.