

Charming longère 3/4 bedrooms in picturesque setting with riverside woodland



INFORMATION

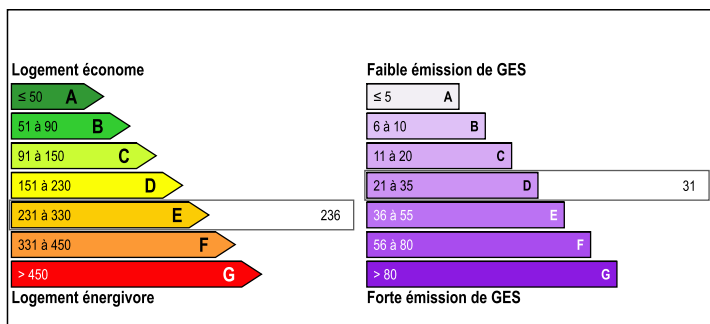
Town:	Craménil
Department:	Orne
Bed:	4
Bath:	3
Floor:	120 m2
Plot Size:	8215 m2

IN BRIEF

Wrap around pretty and secluded garden with ample parking/ carport makes this a fairytale property

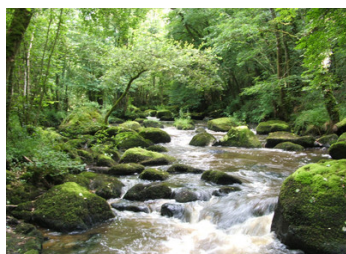


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 812 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The front door into the sitting room is seldom used. You enter the house through the warm and airy oak built conservatory into the living room with a large fireplace with a woodburner.

To the left is a dining room with staircase to the first floor and on from this is a bathroom with bath, bidet, washbasin and a separate toilet.

Door to utility room with access from outside which houses the oil central heating boiler and washing machine etc.

On the other side of the living room is the fully equipped kitchen.

Throughout the groundfloor are original hexagonal tiled flooring (tommettes) and all rooms have ceilings with exposed beams.

Double glazed windows and doors.

Upstairs is a large mezzanine which can be bedroom or office, and off this area is the main bedroom with balcony overlooking the magnificent landscape. What a way to have your morning cuppa!

On the other side is a double bedroom with en-suite shower room, accessible through an Alice in Wonderland-like opening.

A double bedroom can be used as a B&B room and has an en-suite shower room and its own entrance at the side of the house. Not accessible from the main house.

Mature garden which also houses an old barn with a brand new roof and wood burning stove, and can be converted into a 2 bedroom gîte, with planning permission. Total surface area around house 2965m².

Ample parking to the side of the house and barn as