

Large detached renovated 6 bed house with garden - Near Bagnoles de l'Orne. Perfect layout for B&B.



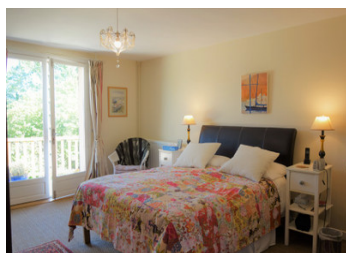
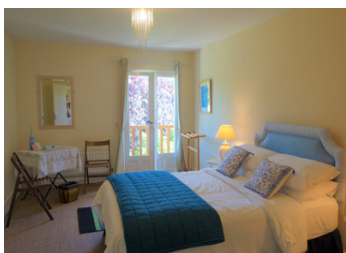
## INFORMATION

Town:	Saint-Ouen-le-Brisoult
Department:	Orne
Bed:	6
Bath:	4
Floor:	320 m2
Plot Size:	2057 m2

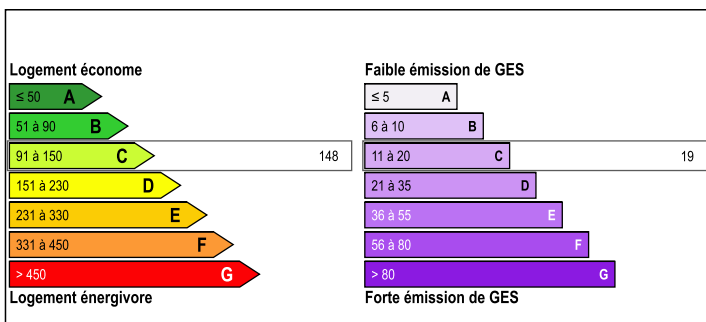
## IN BRIEF

This house is a perfect family or holiday home but offers also possibilities as a B&B. It has been completely renovated and has a lot of living space. If you are wanting to find a spacious new house in France or you fancy running a business from home then this one is ideal for you.

Surrounded by beautiful countryside and pretty villages, just 10km from the spa town of Bagnoles de l'Orne this house is ready for your new French life.



## 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: 1 600 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This beautiful property has the perfect layout for a B&B, it benefits from oil central heating, alarmed security system, an abundance of traditional features, tiled floors throughout on the ground floor, Juliet balconies on the bedrooms to fill the rooms with light and to let the outside air flood in on warmer days, patio areas, landscaped garden, garage and ample parking and briefly comprises of:

- KITCHEN (4.70 x 3.91) light room with plenty of fitted units and appliances
- UTILITY (3.35 x 2.84) with sink and plumbing in place for washing machine, door leading to cellar, boiler room and staircase to first floor
- STUDY (3.16 x 3.80)
- DINING ROOM (5.06 x 5.84) lovely bright room with double doors to the garden, archway through to useful cloakroom with wc
- LOUNGE (5.22 x 5.94) another spacious bright room with double doors to the garden and stone fireplace with wood burning stove
- LIVING ROOM (6.21 x 5.90) currently used for B&B guests with double doors to the garden, feature stone fireplace and second staircase leading to the first floor
- HALLWAY with storage
- BEDROOM 1 (4.21 x 3.58) with fitted wardrobes
- SINGLE ROOM (2.23 x 4.18) currently used as a laundry room
- BEDROOM 2 (5.28 x 3.26) with fitted wardrobe
- BEDROOM 3 (3.26 x 5.20) double doors to Juliet balcony
- BEDROOM 4 (5.26 x 3.61) double doors to Juliet balcony and en-suite
- EN-SUITE (2.91 x 3.83) with tiled floor, sink bath, wc and corner shower
- SHOWER ROOM (1.47 x 3.38) with tiled floor, sink wc and large walk-in shower
- BEDROOM 5 (3.72 x 4.84) large...