

UNDER OFFER - Lovely renovated house set in nature, ground floor bedroom, 1200m2 of land with fruit trees



INFORMATION

Town:	Passais Villages
Department:	Orne
Bed:	2
Bath:	2
Floor:	115 m2
Plot Size:	1200 m2

IN BRIEF

This house has it all, in a peaceful natural setting at the foot of the Andaines national forest, it offers the charm of old stone houses with exposed beams and the modernity allowed by a recent renovation. Only 2km from Passais, it has no vis-à-vis or close neighbor with a land giving 360 views on the surrounding wooded and hilly countryside.

Its rooms are spacious and bright with a large bedroom on the ground floor comprising a private shower room.

The roof is new, the septic tank does not require any work and the electricity has been updated.

2km from Passais: bakery, restaurant, pharmacy, hairdresser

15km from Domfront for all shops, services and amenities

28 km from St Hilaire du Harcoüet and its famous market



ENERGY - DPE

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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 habitation: EUR

NOTES

DESCRIPTION

You access the property via a small no through road which leads to a nice graveled area allowing to park several vehicles.

Each room on the ground floor gives access to the garden, offering a beautiful entry of light and air circulation for the warm summers.

The ground floor :

An equipped kitchen with spacious dining room (33m²)

A living room with a recently installed wood burner (26m²)

Continuing on from the living room, a large bedroom (22m²) with modern shower room including a toilet and direct access to the garden.

Upstairs:

You access a mezzanine (12m²) which can serve as an office or a guest bedroom. A wide hallway with storage space then leads to a shower room with toilet. Finally, an attic bedroom (22m²) with two velux windows.

Attached to the house, a workshop of about 27m² with a 3,5m height as well as a woodshed space.

The property evolves on a plot of 1200m², it comes with a very well maintained garden and several fruit trees (cherries, apples, pears). It offers all the potential for a terrace area, barbecue and the creation of a vegetable garden if you wish. A great bonus, it does not overlook any building, only the surrounding countryside.

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