

Charming 2 bedroom stone house near Domfront, move-in ready, private garden 1000m2



INFORMATION

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|-------------|---------|
| Town: | Loré |
| Department: | Orne |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 120 m2 |
| Plot Size: | 1200 m2 |

IN BRIEF

This lovely house is move-in ready, it is warm and cosy with the charm of old stones and exposed beams. It comes with two spacious en-suite bedrooms, equipped kitchen and large lounge with an efficient wood-burner and access to a rear terrace with views on the rolling countryside and garden.

It would be perfectly suitable to become a gîte or a welcoming and comfortable holiday home.

The house is at the very end of a quiet hamlet, it is therefore not isolated and ideally located near character villages such as Lassay-les-Châteaux or Bagnoles-de-l'Orne.

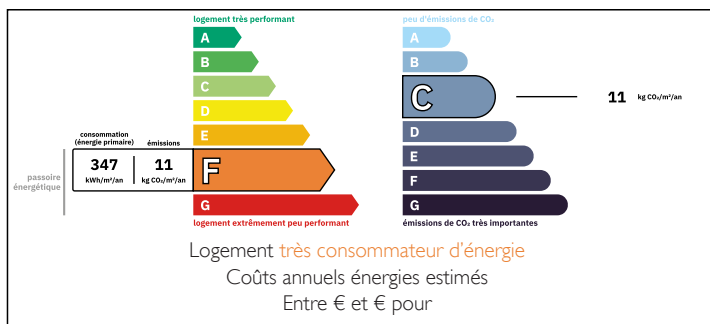
2km to Loré and its small grocery shop (supérette)
6km to Ceaucé with restaurants, bank, bakery, butcher shop

15km to Domfront with all services and commodities as well as shops

115km to Ouistreham (channel ferries)



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 habitation: EUR

NOTES

DESCRIPTION

You access the house by a stone staircase that leads to:

- a spacious living room (35m²) with wood stove, exposed beams and stones, a small door to a terrace with views of the garden and the surrounding countryside
- an equipped kitchen opening onto a dining room (30m²)

The first bedroom (26m²) is located above the living room with a shower room and office space.

The second bedroom (25m²) is below the kitchen, it comes with a bathroom, plenty of storage spaces and an area that could easily become an office. There is a door to the front of the house and one to the garden at the back which extends over approximately 1000m².

From the outside, a door gives access to a workshop and a laundry area.

Covered parking is attached to the house, it is also possible to park several cars at the front.

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