

Pretty end of terrace stone village house. Amenities within walking distance. Medieval Domfront 8km.



## INFORMATION

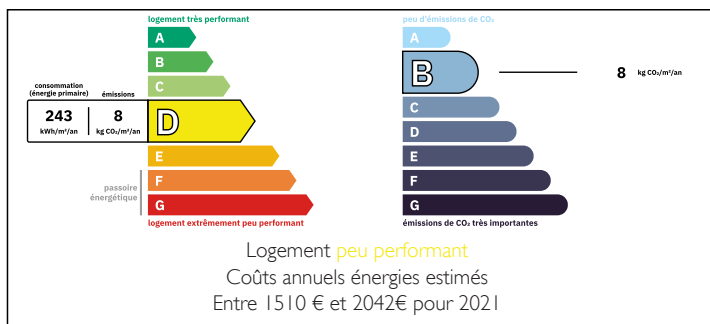
Town:	Saint-Mars-d'Égrenne
Department:	Orne
Bed:	4
Bath:	2
Floor:	100 m2
Plot Size:	263 m2



## IN BRIEF

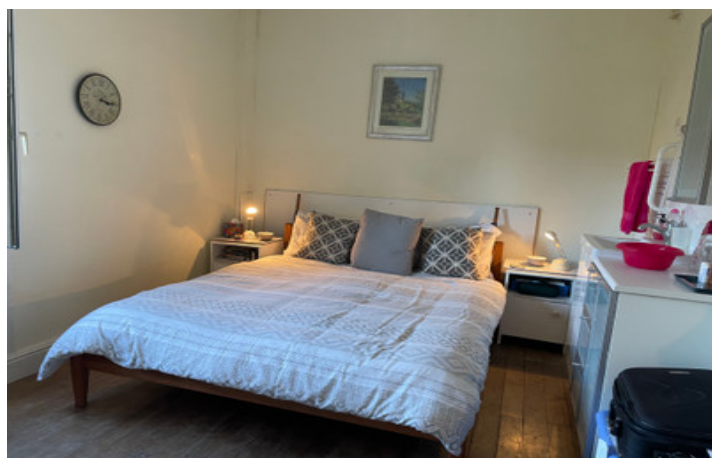
Good sized three/four bed, end of terrace stone village property. A former candlemakers, the internal space is excellent. There is plenty of character and scope to change the layout should you wish to. Ferries and airports within two hours. Medieval Domfront 8km. Rennes airport 106km. Ferry Caen 108km. Coast around an hour away.

## 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.



## DESCRIPTION

Situated in a side street in a peaceful rural village, this pretty property offers great internal space and makes an excellent holiday or permanent home.

### Ground Floor.

The property offers two good reception rooms of 15m<sup>2</sup> and the old shop space of 18m<sup>2</sup> with generous built-in storage. To the rear there is a galley style fitted kitchen, of about 8m<sup>2</sup> with access to the rear garden as well as a 3m<sup>2</sup> shower room with WC off here.

### First Floor.

Solid wood stairs lead to a large and light living room with marble fireplace, that could equally be a generous 20m<sup>2</sup> master bedroom bedroom to the front of the property. You also find a spacious double bedroom of 11.25m<sup>2</sup> to the rear, with a small sink, that overlooks the back garden. There is space to add a bathroom on this floor. The space is versatile with scope to alter the layout.

### Second Floor.

Hère you find another two double bedrooms under eaves of around 9 and 10m<sup>2</sup>. Also on this floor is a separate bathroom and WC.

### Outside.

Directly to the back of the property is a small garden laid mostly to lawn. The candlemaker's workshop is to be found at the back of the garden. This brick building needs attention but is solid and provides useful dry storage space or has the potential for conversion subject to necessary permissions. There is another separate garden space a short way away from the house...

## LOCAL TAXES

Taxe habitation: **500 EUR**

## NOTES