

Beautiful detached stone house with outbuildings close to medieval Domfront.



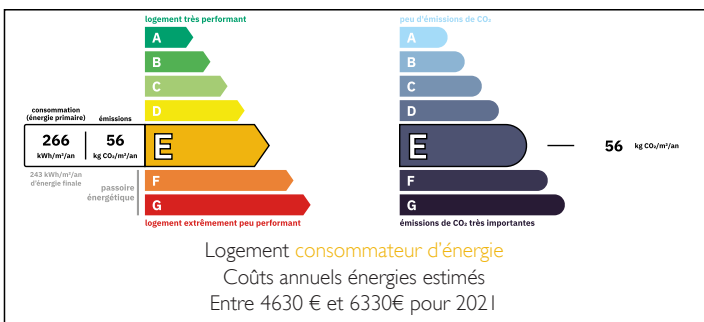
## INFORMATION

Town:	Saint-Mars-d'Égrenne
Department:	Orne
Bed:	4
Bath:	3
Floor:	250 m <sup>2</sup>
Plot Size:	6599 m <sup>2</sup>

## IN BRIEF

A beautiful detached stone property, formerly two houses offering character in spades, with generous outbuildings in an acre and half of land. There is so much potential to create two independent living units here or have a comfortable family home. Medieval Domfront is around 9km away. The village with some amenities 2km and popular Passais La Conception less than 5km. Ferries and airports within two hours of the property and the coast around an hour. St Malo and Rennes airport about 113km. Caen Ouistreham 117km. Superb space in a tranquil rural setting with no very close neighbours. Early viewing recommended.

## ENERGY - DPE



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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: 1000 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Accessed down a no-through lane, this is a superb family home, with the potential to create an independent unit.

Ground floor.

You enter into a hallway with a downstairs double bedroom of 11m<sup>2</sup> or office directly in front of you. There is generous built-in storage in the hall. To your right, you find a cosy sitting room of 16m<sup>2</sup>, with fireplace to your right. The 40m<sup>2</sup>+ kitchen is to your left. The kitchen has fitted shaker style units and there is more than enough space for a large table and chairs. From the small snug living room, a door goes through to a downstairs bathroom of around 11m<sup>2</sup> also used as a useful utility area for washing machine etc. Off the kitchen is another huge sitting room, with feature fireplace of 44m<sup>2</sup> approx. This was a separate dwelling in the past and has the potential to be so again, to have a guest annex with independent access or for two families. From the sitting room, you enter the formal dining room, of approx. 33m<sup>2</sup>. With its exposed beams, this property is full of character and original features.

First Floor

Stairs in the second sitting room lead to a landing and two more very good sized double bedrooms of 25m<sup>2</sup> and 39m<sup>2</sup> as well as a separate 7m<sup>2</sup> bathroom. The layout is unusual and on multiple levels. There are some steps leading to the bathroom and the 25m<sup>2</sup> bedroom is...