

Beautiful detached stone house with outbuildings close to medieval Domfront.



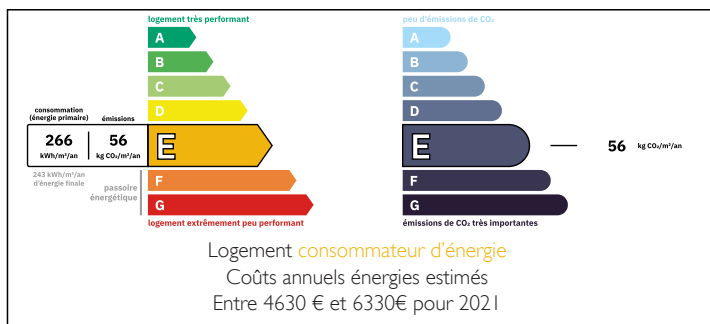
INFORMATION

Town:	Saint-Mars-d'Égrenne
Department:	Orne
Bed:	4
Bath:	3
Floor:	250 m2
Plot Size:	6599 m2

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



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: 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 11m² 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 16m², with fireplace to your right. The 40m²+ 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 11m² also used as a useful utility area for washing machine etc. Off the kitchen is another huge sitting room, with feature fireplace of 44m² 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. 33m². 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 25m² and 39m² as well as a separate 7m² bathroom. The layout is unusual and on multiple levels. There are some steps leading to the bathroom and the 25m² bedroom is...