

Charming renovated 4 bedroom farmhouse, situated just outside Lonlay L'Abbaye.

EXCLUSIVE



## INFORMATION

Town:	Lonlay-l'Abbaye
Department:	Orne
Bed:	4
Bath:	3
Floor:	150 m2
Plot Size:	4046 m2

## IN BRIEF

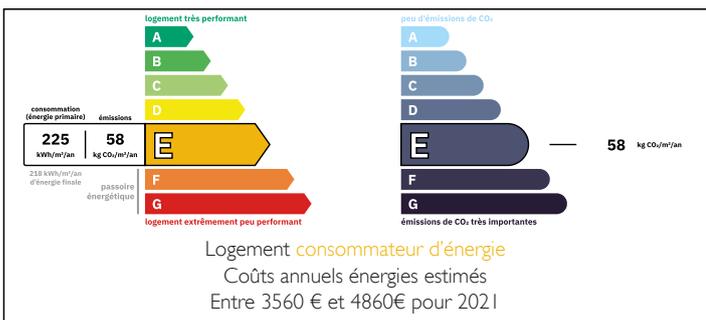
**UNDER OFFER** Welcome to this exquisite 4 bedroom farmhouse near the popular village of Lonlay l'Abbaye, renowned for its historic Abbey. This captivating property offers a blend of rustic charm of the French countryside and modern sophistication, making it the perfect countryside retreat. The property has been kept in excellent condition and ready to be moved into straight away.

The spacious fitted kitchen and delightful lounge with a fireplace exudes warmth and charm. With 4 bedrooms, including a master with ensuite, there's ample room for family and guests. Nestled in the scenic Normandy hills, near Domfront, this property is a true gem, perfect for those seeking a picturesque countryside retreat with easy access to local amenities.

-Caen ferry port: 1H30

-Rennes airport: 1H30

## 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

This property is located down a no through country lane, the property is gated and has a large gravelled driveway to the front.

The front door opens into a spacious fitted kitchen which is approx 30m<sup>2</sup>, with open plan kitchen and dining area. At the far side of the room, a door leads out to the rear gardens with views of the surrounding fields and countryside.

Going from the kitchen we arrive in the spacious lounge. This room features a delightful granite fireplace and exposed beams, double aspect with views of both the front and back gardens.

On the first floor is a landing with 3 bedrooms and a family bathroom. The master bedroom has an ensuite complete with shower, WC and sink.

On the second floor is a small landing, a fourth bedroom and an attic room.

To the rear of the property is a large garden, currently laid to lawn, a small patio area and a well, with beautiful surroundings of the rolling countryside this is an absolute peace haven!

The property also has a large open barn on one side of the property providing ample storage space and another long outbuilding currently being used as workshops, garage and more storage space. On the end is wooden hanger and animal shelter for the small paddock behind.

Many more photos and information on request.

## LOCAL TAXES

**Taxe foncière: 850 EUR**

**Taxe habitation: EUR**

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website :