

Ideal lock up and leave stone cottage in an award winning village not far from medieval Domfront.



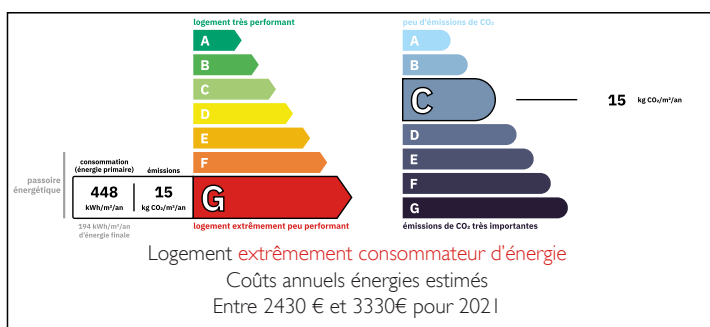
INFORMATION

Town:	Saint-Fraimbault
Department:	Orne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	90 m2

IN BRIEF

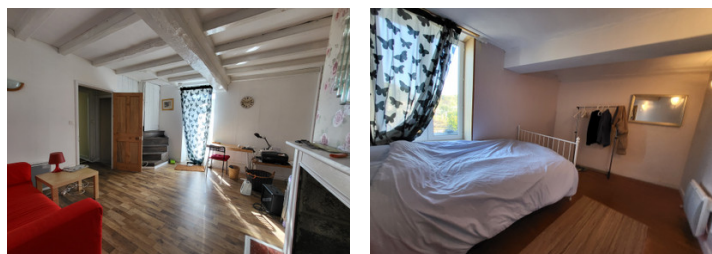
Good internal space in this super three bed lock up and leave semi-detached village property. Low maintenance decked outside space. There is potential to extend into the large attic. Amenities are within walking distance in a convenient village location. The property is connected to mains drainage. Medieval Domfront is around 15km. The coast and Mont St Michel just over an hour or around 70km. Saint Malo is 115km and Caen is about 105km as is Rennes airport. A great package as an easy to maintain holiday or permanent home. 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.



DESCRIPTION

Accessed from a quiet side street., there is plentiful street parking

Ground Floor.

You enter into a large kitchen of around 15m² with more than enough space for a table and chairs. The kitchen is fitted with solid wood units. At the back of here is a small 6m² cave area offering good storage. To the left of the kitchen is a spacious living room of 18.5m² with separate street access, should you so desire.

First Floor.

Here you find three bedrooms, the largest 16.5m² which has access to the decked area and the stairs to the attic. There is also a separate 3m² WC to the rear. The other two bedrooms are also good sized doubles of 11 and 11.5m² with solid wood flooring. Also here is a roomy 5.9m² shower room with WC.

Second floor.

Here there is a large attic space, just asking to be converted, subject to permissions. The head height is good.

Outside.

There is a tranquil decked area to the rear that overlooks other gardens to while away warm summer evenings. which can be accessed from the street as well as from the rear of the house. It is an easy to maintain space, perfect for holidays or those who do not want a large garden to look after.

A great package and not to be missed.

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

LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

NOTES