

Character 4-bed timber-framed cottage with garden and a pond set in over 1 acre of land



INFORMATION

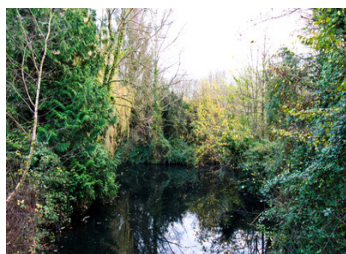
Town:	Vimoutiers
Department:	Orne
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	4574 m2

IN BRIEF

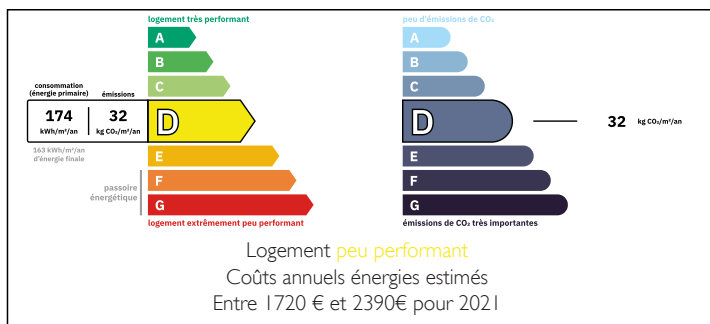
At the edge of a small village near Vimoutiers, this beautiful half-timbered cottage overlooks a garden of 1.13 acres with a pond, garage and annexes.

Ideal for a permanent residence or a second home for renovation, the house has 4 bedrooms, 2 bathrooms, a kitchen and a large living/dining room with stone fire places on each level.

Bordered by a large terrace overlooking the garden, the house offers uninterrupted views in a peaceful location in the Pays-d'Auge.



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:	1358 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Entering the ground floor through a side door, a small vestibule brings you into a large fitted kitchen (approx. 24 m²) with exposed beams.

A spacious living/dining room (42 m²) with original stone fire place/wood burner with French doors opening onto the terrace overlooking the garden.

Separate WC, bathroom (with bath, sink and bidet)

Staircase leading to the floor

FIRST FLOOR:

Landing,

Bedroom 20m²

Bedroom 12m²

Bedroom 9m²

Bedroom 17m² with original stone fire place

Modern bathroom (with shower, sink and wc)

SECOND FLOOR:

Attic accessed through retractable stairs

ANNEXES:

Adjacent cellar (to be renovated) on 3 levels;

Another perpendicular annexe (2-levels) storage/boiler room

1 small garage

Large fenced garden with mature trees, a beautiful pond and lots of potentials

Caen airport / Ouistreham Channel ferries are just an hour drive away, West Paris is 2.5 hours' drive away. The sandy beaches and the D-Day historical sites of Normandy are an hour and twenty minutes away. Local market every Monday and every Friday at Vimoutiers with all shops / amenities (6 km away).