

A renovation of period farmhouse in the heart of the country, not for the faint hearted



INFORMATION

Town:	Chailloué
Department:	Orne
Bed:	3
Bath:	0
Floor:	62 m2
Plot Size:	10678 m2

IN BRIEF

This beautiful period stone farmhouse is set in an ideal location providing peace and tranquility. Yet, shops/commerce/amenities are 5 minute drive away. Renovate the house into a stunning home and expand into the attached barn, or create a yoga space/retreat. There is lots of potential for this property. It is a must to visit and not miss out.



ENERGY - DPE

DPE not required.

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 habitation: EUR

NOTES

DESCRIPTION

Entering through the front door you are in the entrance corridor (6m²). To the left you have a cellar/storage space (14m²) that does have a sink, and this is where you could install the kitchen space. To the right of the entrance you enter a room with an open fireplace (12m²) that also leads onto a second room (11m²) that you could open up or leave as is in planning your dining space/living room area. Original tomettes throughout with surplus in the attic if repairs/replacements needed.

At the end of the entrance corridor you have an original wooden staircase that takes you to the landing/hallway of the first floor. There are three bedrooms (14m², 15m², 10m²) with wooden flooring throughout. Main bedroom has an open fireplace and a basin. Second bedroom also has a basin. There is a separate WC on this floor.

Continuing up the stairs to the second floor you arrive at the attic space (40m²). This is also wooden flooring and can be used as storage space, or you can look to convert this into additional living space/parental suite.

The attached barn provides an additional 27m², and the animal box at the rear of house is also a further 22m².

- Chailloué is 6 minutes by car for restaurant/bakery/post office
- Sees 10 minutes by car for historic town with cathedral, and all commerces/shopping needed.
- Argentan and Alençon are 25 minutes away for major amenities and hypermarkets
- Access to the A28/A88 motorways...