

Come and discover this character 3 bedroom home with valley views and surrounded by horses



## INFORMATION

Town:	Le Merlerault
Department:	Orne
Bed:	3
Bath:	1
Floor:	135 m2
Plot Size:	2185 m2

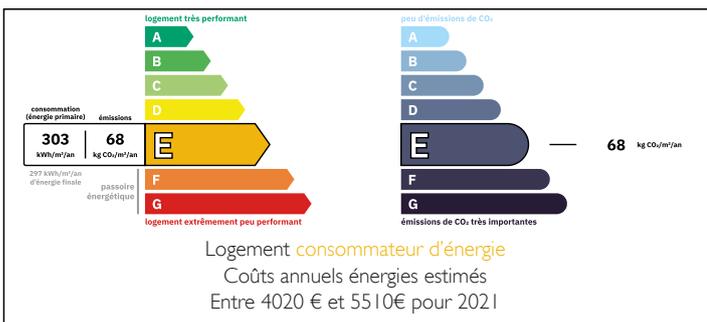
## IN BRIEF

This beautiful cared for home is surrounded by horse fields with panoramic views over the valley. It is ready to move in permanently, or can be a lock up and leave holiday home. The ground floor is tiled throughout, and the first floor has wooden flooring throughout.

With lots of character inside this three bedroom home, with cathedral ceilings in the living room. There is potential to create a 4th bedroom or enclosed office space if required or wanted. There is plenty of potential and is a must visit to appreciate the property.



## 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

Entering the property you are in the dining room (18m<sup>2</sup>) that has a grand normandy chimney. To the right is the kitchen (8m<sup>2</sup>) equipped with dishwasher and fridge. There is also a bathroom (6m<sup>2</sup>) with basin, shower over bathtub and toilet. Left of the dining room is a reception room (19m<sup>2</sup>). Continuing down the corridor you have the stairs to ascend to the first floor, and you arrive at the living room (22m<sup>2</sup>) with cathedral ceiling. There is also exterior access to the terrace.

On the first floor you have an open landing space (17m<sup>2</sup>) that is used as a sitting room/office space. It has a lovely red brick fireplace. You will also find the three bedrooms (12m<sup>2</sup>, 11m<sup>2</sup>, & 9m<sup>2</sup>) with wooden flooring throughout.

The house is double glazed, and the southern face of the roof has been recently redone in 2021. The septic tank has also been recently installed back in 2022.

Attached to the house is a storeroom that holds the fuel boiler, space to store items/cellar, and also a toilet and shower (12m<sup>2</sup>). Two garden sheds at the bottom of the garden, and a southern facing terrace to enjoy the sun all year round.

Less than 5kms from Le Merlerault with all amenities  
8 kms to access the A28 Motorway at Gacé  
17kms to access the A88 Motorway at Sées  
Argentan is 29kms and L'Aigle is 28kms with train stations to access Paris in 2 hours.  
Caen and...

## LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

## NOTES