

Lovely converted barn with covered terrace overlooking mature garden, 3 acres (1.5 ha), carport and workshop.

EXCLUSIVE



## INFORMATION

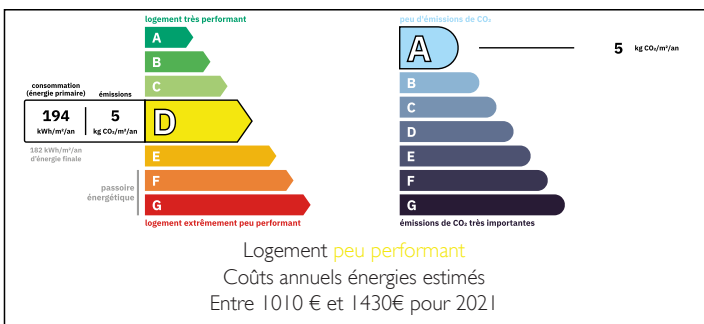
Town:	Ciral
Department:	Orne
Bed:	3
Bath:	2
Floor:	154 m2
Plot Size:	14010 m2

## IN BRIEF

SOUS OFFRE - Comfortable living meets rural charm in this 3 bedroom house in the peaceful Normandy countryside. This house will make a great family home. Outside you will find a delightful covered terrace with view of a generous plot of land with flower beds, fruit trees, a vegetable garden, a forest garden and more. There is also a carport, a garage and several garden shelters. More photos and videos available. Viewing is highly recommended.

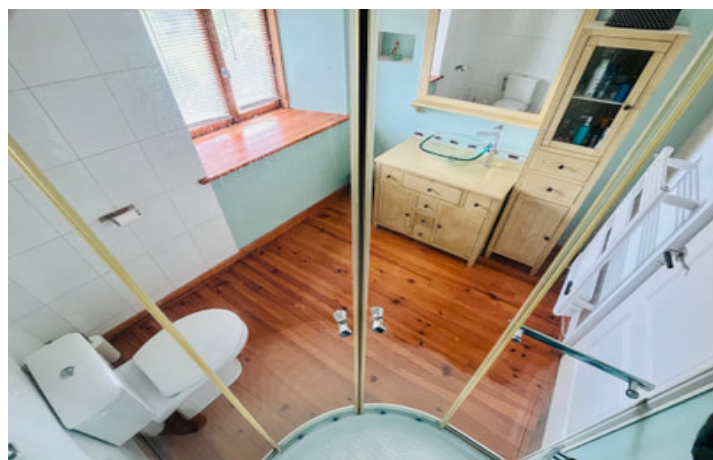


## ENERGY - DPE



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

### GROUND FLOOR

The front door of the house opens up into a spacious hallway with an impressive wooden staircase leading up to the first floor and the loft space on the second floor.

The living room is through the door on your right and on the left you will find the toilet and another hallway leading to the kitchen, dining room and the pantry/utility room with access to the garden. The living room and dining room have french doors that open up to the delightful covered terrace with view of the garden.

Hallway, entrance (3.92m x 2.91 m)

Living room (3.78m x 6.83 m)

Toilet: (1.82m x 0.91m)

Kitchen (3.89m x 3,56m)

Dining room (3.22m x 2.90m)

Pantry/utility room (1.55m x 2.71m)

### FIRST FLOOR

The landing on the first floor leads to 3 good sized bedrooms and a bathroom. The master bedroom has an en suite shower room.

Bedroom 1 (3.90m x 2.41m)

Bedroom 2 (4.32m x 3.29m)

Bedroom 3 (3.90m x 4.56m) with ensuite shower room (2.21 x 2.66m)

### SECOND FLOOR/LOFT SPACE

From the first floor the staircase leads to a fully converted loft space with beams and slanted ceiling that can be used as an office or storage space.

(10.13m x 1.97m)

The property benefits from a wood-central heating system and air source heat pump installation. It also has double glazing throughout.

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

## LOCAL TAXES

Taxe foncière:

717 EUR

## NOTES