

Super little cottage, full of character in an idyllic setting with woodland garden and barn to renovate



## INFORMATION

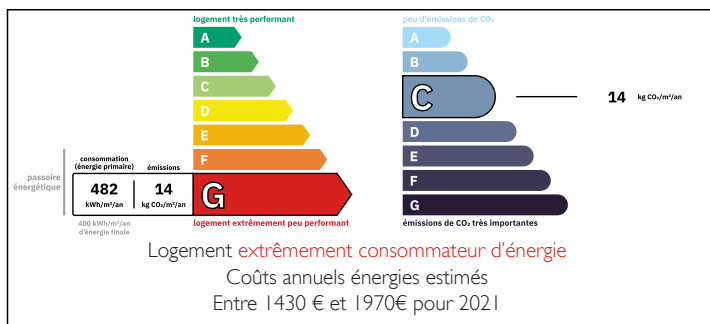
Town:	Briouze
Department:	Orne
Bed:	3
Bath:	1
Floor:	72 m2
Plot Size:	3848 m2

## IN BRIEF

Perfect either as a main residence or holiday home, this cute rustic cottage with lovely views is just bursting with character. Exposed stone walls, lovely beams and character features abound, with the added bonus of a recent fosse septique which conforms to current standards. The property is adjacent to and accessed via a bridle path and has a lovely garden including woodland. A large ruined barn is included for those seeking a renovation project.



## 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:** 580 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The property is accessed via a bridle path which passes behind and offers lovely country walks from the doorstep.

Entering directly into the large living room, 33.5m<sup>2</sup> with super, large feature fireplace, housing a wood burning stove. Exposed stone work, original beams and other features abound.

Corner kitchen, 8m<sup>2</sup>, separated from the living room with open woodwork.

Bathroom with bath, basin and wc.

Upstairs there is a good size landing area and two bedrooms, 14m<sup>2</sup> and 10m<sup>2</sup> plus an occasional third bedroom/office 7m<sup>2</sup>

Outside there is a terrace to the front of the house and a large parking area to the side. The gardens to the front and side comprise grassed areas and woodland and offer lovely countryside views. There is a log cabin for storage.

In addition there is a large barn needing complete renovation but offering lots of possibilities.

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