

Single-Storey detached cottage on 4,000 m Plot – Quiet Location, 80 km from Caen Ferries, ready to move in

EXCLUSIVE



INFORMATION

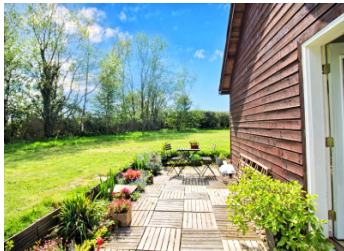
Town:	Vimoutiers
Department:	Orne
Bed:	3
Bath:	2
Floor:	98 m ²
Plot Size:	3994 m ²

IN BRIEF

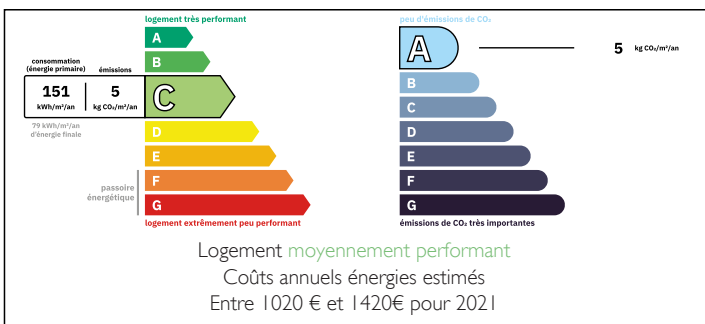
Built in 2007, this detached single-storey cottage offers modern comfort and countryside charm with 3 bedrooms including one en suite.

Nestled in a peaceful rural hamlet in Normandy, it's ideally located just minutes from the famous village of Camembert and the vibrant market town of Vimoutiers, which offers shops, restaurants, schools, and all essential amenities.

The house and its south-facing terrace are surrounded by almost an acre of land (3,994 m²) without vis-a-vis but not isolated in a very quiet area.

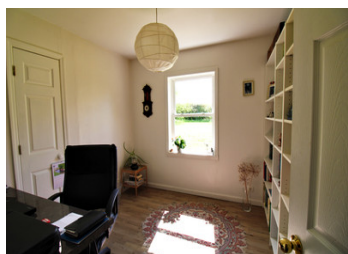
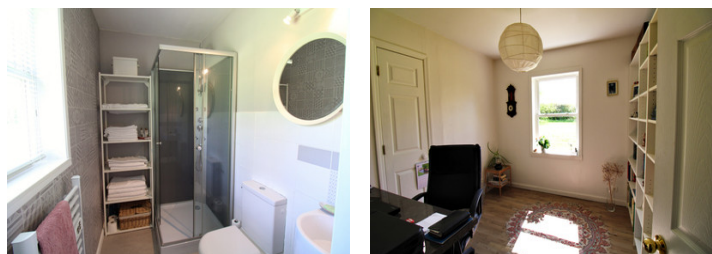
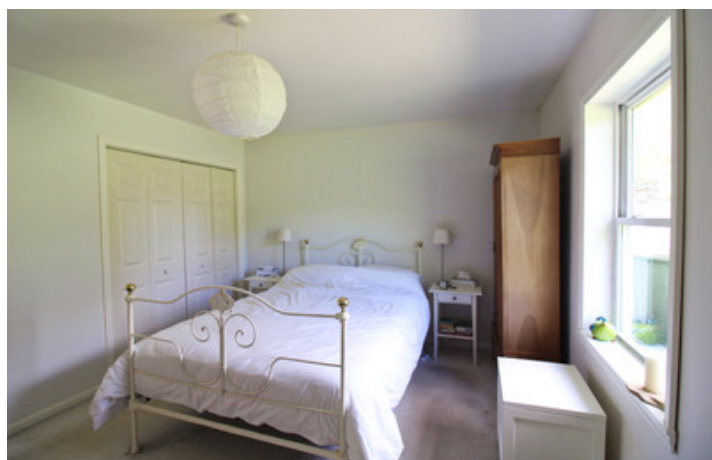


ENERGY - DPE



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

Well-maintained 3-bedroom house with large garden, potential for annexe or smallholding, close to Normandy beaches and Caen ferry port

Nestled in the heart of the Normandy countryside, this charming single-storey home offers peace, privacy, and flexibility. Set on nearly 4,000 m² of fully enclosed land with mature trees and hedges, this property is ideal as a family residence, countryside retreat, or holiday home.

Interior features:

- Spacious living/dining room (30 m²) with an open-plan fitted kitchen
- South-facing French doors opening onto a sunny terrace and private garden
- Master suite with 12 m² bedroom, large built-in wardrobe and private shower room (shower, washbasin, WC)
- Second bedroom (10 m²) with double built-in wardrobe
- Third bedroom/study (8 m²) – ideal for home office or guest room
- Family bathroom with bath, washbasin and WC
- Electric underfloor central heating, with individually adjustable thermostats in each room

Outdoor potential:

- Flat, fenced plot of 4,000 m², perfect for families, gardening, or small-scale farming
- Ample space for a conservatory or guest annexe (subject to planning permission)
- Ideal for chickens, goats, or to develop a vegetable garden or polytunnel

Prime rural location with easy access:

- Less than 12 minutes from Vimoutiers and Gacé with supermarkets, local markets, restaurants and services
- 80 km from Caen Airport and Ouistreham ferry port
- Only 1 hour 20 minutes from the Normandy beaches and D-Day landing sites

LOCAL TAXES

Taxe foncière: 237 EUR

Taxe habitation: EUR

NOTES