

Amazing views, light and spacious accommodation on one level, three ensuite bedrooms, lovely private garden.

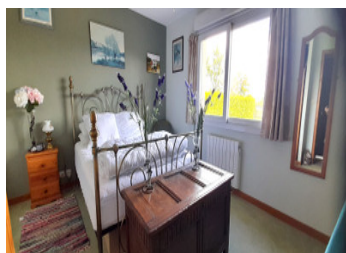
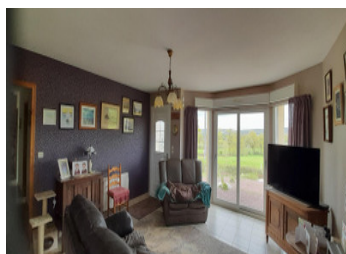


INFORMATION

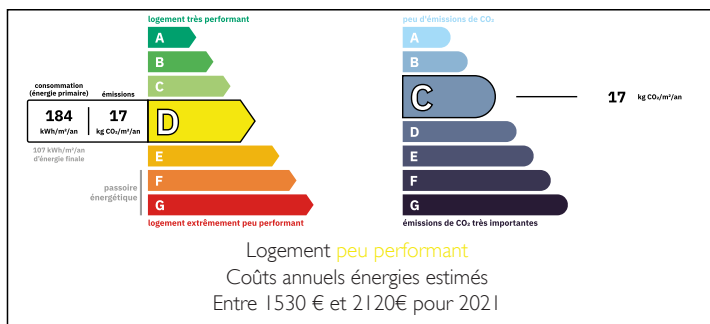
Town:	Juvigny Val d'Andaine
Department:	Orne
Bed:	3
Bath:	3
Floor:	80 m2
Plot Size:	2201 m2

IN BRIEF

This super well presented pavillon, suitable for those with reduced mobility, has the most fantastic views which can be enjoyed from the comfort of your armchair. The open plan living, dining and kitchen area has French windows to the front and rear, giving a bright and airy feel to the space. There are three double bedrooms, all with ensuite bathrooms and the master has French doors leading directly to the terrace and garden. There is a large sous sol including garage and ample parking in front of the property. To the rear, the good size garden adjoins open fields affording views over the surrounding countryside.

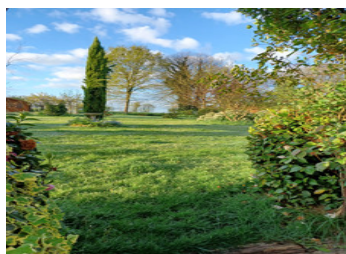


ENERGY - DPE



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

Approached via a quiet lane, this lovely house is in an elevated position in order to make the most of the panoramic views.

In front, there is a large parking area leading to the sous sol and garage. However, there is also a drive at the side of the house, giving direct access to the terrace, so suitable for those with reduced mobility.

Entering directly into the bright and spacious Sitting room 20m2 with large bay window and French doors leading onto the terrace.

Open to dining kitchen 15m2, with sliding doors to the rear garden and modern fitted units with granite worktops.

A corridor leading from the sitting room has fitted cupboards and wc with washbasin and room for washing machine and gives access to the three double bedrooms.

Bedroom 10.5m2 with ensuite bathroom with bath and basin and views to the front.

Bedroom 14m2 with ensuite bathroom with bath and basin, views to the front.

Bedroom 20m2 with ensuite shower, basin and wc. Large sliding doors giving direct access to the terrace and rear garden.

Large sous sol with garage 59m2.

Gardens surrounding the property including terraces, gazebo, garden shed.

LOCAL TAXES

Taxe foncière: 976 EUR

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website :