

Charming 3 brm cottage edge of village, fully furnished, and ready to move into with panoramic views.



## INFORMATION

Town:	Saint-Hilaire-de-Briouze
Department:	Orne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	5000 m2



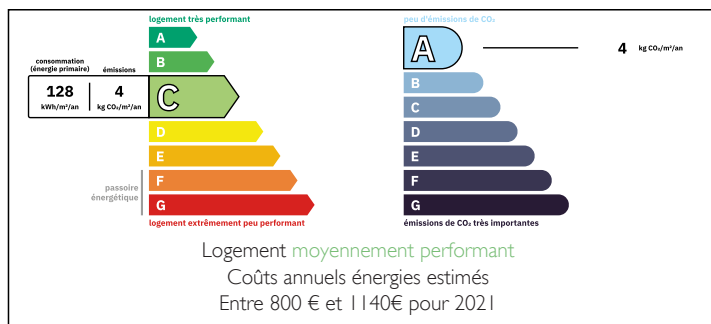
## IN BRIEF

Get in quick to view this charming French cottage, fully furnished and ready to enjoy the French lifestyle. On the ground floor, it boasts an open plan living, dining, and kitchen space with a woodburner. Attached to the kitchen is a walk in pantry. There is a bathroom/toilet/utility room as well as a workshop space that has the potential to become another living area or bedroom.

On the first floor after passing the stunning forged iron balustrades of the stairway, you will find a spacious landing and hallway leading to three bedrooms, and two more bathrooms.

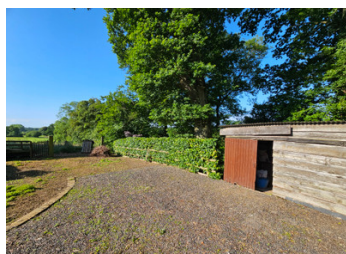
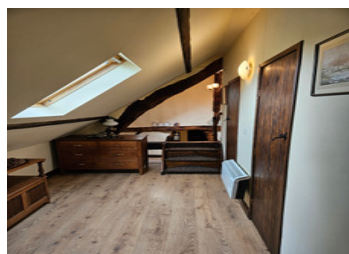
This property oozes charm and character, and has been restored to ensure it retained its period features. The driveway down to the property has beautiful valley views, and is nestled on 5000 square meters .

## 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: 564 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Entering through the front door you arrive in the tiled ground floor landing (5m<sup>2</sup>) that has the stairs to the first floor, door to the bathroom/utility (5m<sup>2</sup>) with WC, shower, basin, and laundry space. To the left is a workshop space (17m<sup>2</sup>) that does have a woodburner with chimney. To the right is the open plan living/dining/ and kitchen (34m<sup>2</sup>) with original tomettes and woodburner. Off the kitchen area is a pantry space (2.5m<sup>2</sup>).

The bespoke iron forged balustrades welcome you to the landing of the first floor (9m<sup>2</sup>), To the right you have two bedrooms (5m<sup>2</sup>, 7m<sup>2</sup>) with exposed torchi walls that reveal the age of this property. To the left down the hallway (4m<sup>2</sup>) you have a WC with handbasin (2m<sup>2</sup>) There is a second bathroom (2m<sup>2</sup>) with WC, shower over bath and handbasin. At the end you arrive at the carpeted master bedroom (11m<sup>2</sup>).

The property is situated on the edge of the village, hidden down a side street with views over the valley. It comes with 5000 square metres of land. There is a restaurant in the commune and is served by a mobile bakery.

- The market town of Briouze is 4 kms down the road (5 mins by car) for supermarket, post, bakery, and butcher.
- Flers and Argentan are your two main regional centres for hypermarkets, amenities, health and government services 20 minutes each direction to either town.
- Caen ferry services is an...