

Pretty 2 bed cottage with outbuildings set in just under 1 hectare of land.

EXCLUSIVE

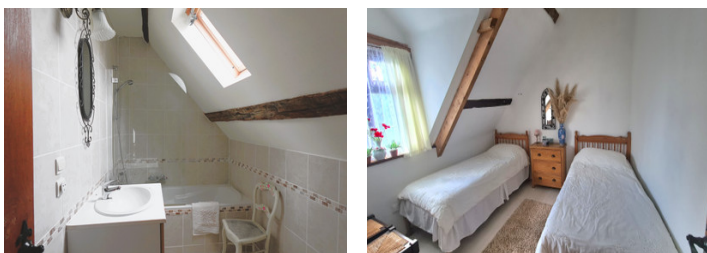
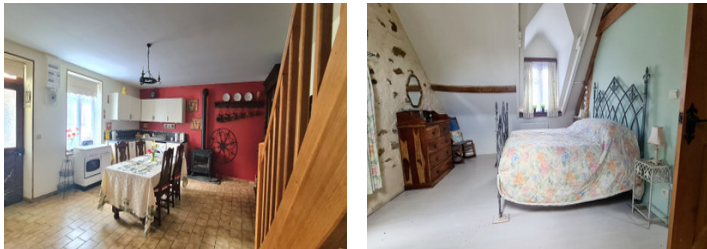


INFORMATION

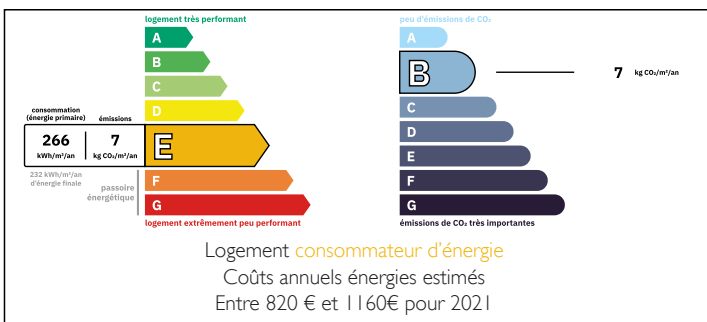
Town:	Ceaucé
Department:	Orne
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	9000 m2

IN BRIEF

This charming property is nestled in a tranquil hamlet in the picturesque Normandy countryside. The main house features a spacious ground floor with a well-appointed kitchen/dining room with wood burner and a cosy living room. Upstairs, two bedrooms and a bathroom provide comfortable living spaces. Outside, we find an old stone barn, an ancient bread oven, and an open wooden barn, sitting on nearly one hectare of land. Ample parking, garden areas with mature shrubs and trees and a large field are included. The villages of Ceauce and Ambrieres are close by, offering all the necessary local amenities.



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

Nestled in a tranquil hamlet, this charming property enjoys a secluded location surrounded by the picturesque countryside, and being situated in the Parc Naturel Normandie-Maine, which is a protected area, you have peace of mind that the area will remain unspoiled. The quietude of this setting is complemented by its proximity to the popular villages of Ceaucé and Ambrieres les Vallées, where local amenities, including shops, bakeries, bars, restaurants, butchers, grocers, and schools up to secondary level, create a convenient and welcoming atmosphere. The towns such as Domfront and Mayenne are less than twenty minutes away, offering additional amenities and services.

The house, a stone cottage typical of the area, with the added charm of two dormer windows, provides a pleasant view of the land and the barns. You enter into a glass porch at the front of the house that is functioning as a boot room. Moving through into the house we have the ground floor comprising a well-appointed kitchen/dining room featuring a wood-burning stove, this leads into the living room of approx 20m². Also on this floor is a walk in cupboard that currently houses the washing machine, boiler and storage area.

The solid wood staircase leads to the first floor where we find a generously sized landing presents a small library office area, and is a versatile space. Two double bedrooms bedrooms with storage space have plenty of character with both showing original oak beams and one with an open stone wall. There...

LOCAL TAXES

Taxe habitation: EUR

NOTES