

Idyllic setting for this beautiful 8 bed property, 1 bed cottage, outbuildings and 2.5 hectares of land.



INFORMATION

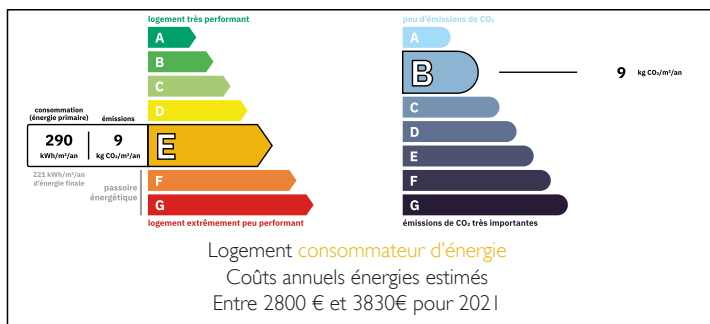
Town:	Ceaucé
Department:	Orne
Bed:	9
Bath:	5
Floor:	236 m2
Plot Size:	25500 m2



IN BRIEF

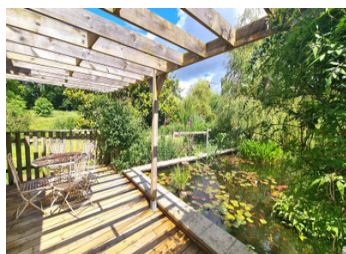
This pretty property covered with climbing roses is currently rented out as a holiday let but would also make the perfect family home. A separate one bedroom cottage is the perfect place for guests or family members coming to visit. Numerous outbuildings in excellent condition along with terraces, cottage garden, mature trees, small stream, large pond and potential paddock. Tucked away at the end of a private lane yet less than 5 minutes from all amenities. Rare opportunity as properties like this do not come on the market often.

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

Large House - you enter into a hallway that leads you into the living room (30.3m²) with its original fireplace housing a wood burning stove, high ceilings and door leading directly into the back garden and terrace. A spacious kitchen diner (36m²) has a table sitting up to 20 people but could also be used as a kitchen diner and snug area. The fitted kitchen has good storage and includes all electrical goods and a double range stove. There is a downstairs shower room with wc (6.5m²) along with a downstairs double bedroom (11m²). To the first floor there is a large landing/office/study area (15.5m²) with 5 large double bedrooms (30m², 23m², 12.3m², 12.2m², 11m²) all rooms have wooden flooring large windows and space for storage. There are 2 shower rooms with wc on this floor (7m², 5.5m²). To the second floor there are a further 2 spacious bedrooms (12.2m², 11.6m²) along with their own ensuite shower and bathroom. (7.4m², 5m²). This property is currently let out for holidays at 300€ a night but would also be the perfect spacious family home that is full of character.

Cottage - Pretty granite cottage with its own terrace and garden has been renovated to a high standard and consists of an open plan living room with kitchen and dining area (19m²), a wood burner holds a central position and there is direct access to the back garden. The double bedroom (9m²) has an ensuite shower room...

LOCAL TAXES

Taxe habitation: EUR

NOTES