

Picture Postcard country cottage in rural location not far from medieval Domfront.



INFORMATION

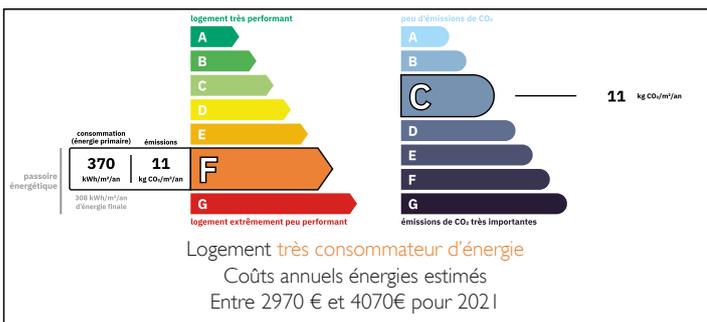
Town:	Saint-Mars-d'Égrenne
Department:	Orne
Bed:	2
Bath:	1
Floor:	96 m2
Plot Size:	2600 m2



IN BRIEF

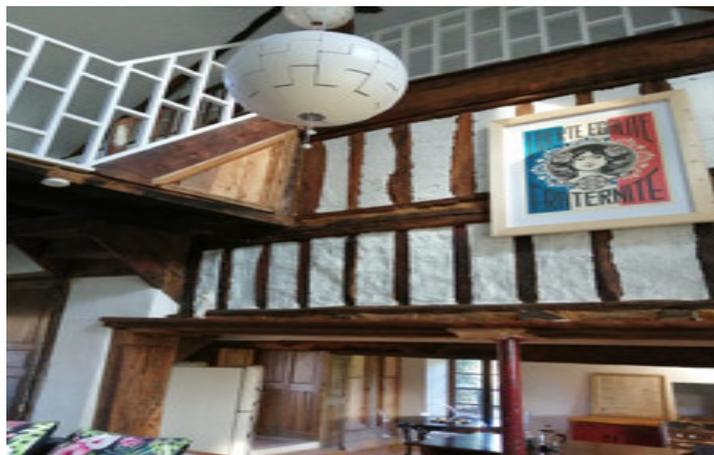
A superb opportunity to purchase this spacious detached two bed stone cottage with generous outbuildings in just over half an acre. It is packed full with character and original features. Situated at the end of a no-through lane with no close neighbours, it is an enviable rural location. The house has been well maintained and looked after, with breathtaking front views. The medieval town of Domfront is about 12km away. Passais village around 5km. St Malo is around 120km. Rennes airport 108km. Mont St Michael 67km. A picture perfect cottage oozing charm. Early viewing is essential.

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

Tucked away at the end of a long lane this is property is a gem offering privacy and peace in abundance.

Ground floor.

You enter into a large kitchen area with fitted unit and plenty of space for a good sized table and chairs. Going up a couple of steps you go through into a large and light dual aspect living room with feature fireplace. The galleried landing is impressive. With the exposed beams and stonework, the character hits you as you walk around the generous space.

First floor.

Here you find a good sized double bedroom and a spacious family shower room. There is an additional room that is currently used for storage that could be an additional bedroom and that was a bathroom in the past.

Second floor.

Stairs take us to another good double bedroom under eaves with a balcony to watch the world go by taking full advantage of the beautiful far reaching views.

Outside.

The garden is mature and laid mostly to lawn with plenty of trees for privacy. There is a rear area that can accommodate parking for more than two cars. There are numerous nooks to relax in. To the rear of the property there is a large stone workshop, a separate barn and hangar as well as a former bread oven. These well maintained outbuildings offer superb storage.

A magnificent property with no close neighbours in a rural location to die for. Viewing..

LOCAL TAXES

Taxe habitation: EUR

NOTES