

Handsome 6 bedroom property with large garden and outbuilding in a popular village with amenities.

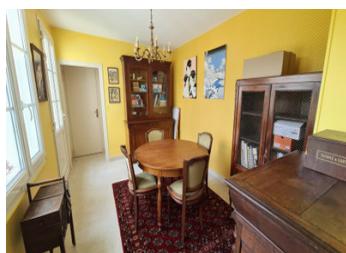
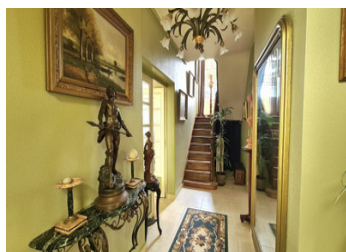


## INFORMATION

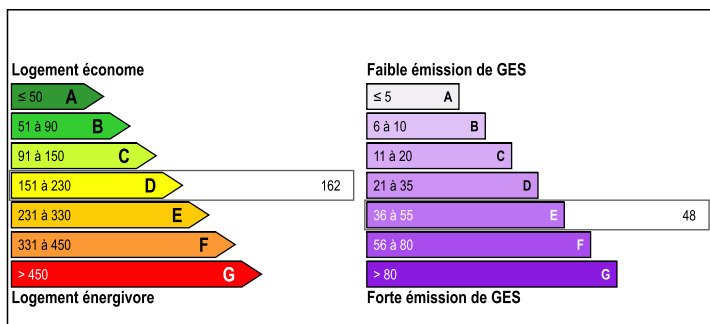
Town:	Ceaucé
Department:	Orne
Bed:	6
Bath:	3
Floor:	245 m2
Plot Size:	1140 m2

## IN BRIEF

This impressive property is the perfect family home but also has business potential as a B&B. With its pretty terrace, large garden, double garage along with outbuilding that could also be used to store a third car it has a lot to offer. Set in popular Ceaucé with its weekly market and amenities along with its stunning Xmas lights and decorations that turn the village into something magical.



## 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 habitation: EUR

## NOTES

## DESCRIPTION

The formal entrance (13,5m<sup>2</sup>) has tiled floors along and its original curved staircase. A bright and spacious room (36.3m<sup>2</sup>) has dual aspect windows and doors leading directly onto the terrace and garden. The formal dining room (19.35m<sup>2</sup>) has doors leading out onto the back terrace and is the perfect space for entertaining friends and family. The kitchen (7.15m<sup>2</sup>) has plenty of fitted storage and is next to a second kitchen (8.45m<sup>2</sup>) which is also used for food preparation and storage. A sunny breakfast room (12m<sup>2</sup>) also has access to the garden. A WC and a pantry complete this floor.

To the first floor off the landing you will find a large double bedroom (18.25m<sup>2</sup>). This has a built in storage cupboard, wooden floors and dual aspect windows. This leads to the family bathroom with wc which could also be used as an ensuite bathroom (9.20m<sup>2</sup>). Two further large double bedrooms (14,20m<sup>2</sup>, 12,75m<sup>2</sup>) both have access to a shared shower room (4.15m<sup>2</sup>). The dressing room (11,75m<sup>2</sup>) has fitted cupboards and there is also a storage room (4m<sup>2</sup>) and a WC on this floor.

To the second floor off the landing are a further 3 large double bedrooms (16,35m<sup>2</sup>, 14,35m<sup>2</sup> and 14m<sup>2</sup>). A shower room (4,70m<sup>2</sup>) and another storage room (2,35m<sup>2</sup>) complete this floor.

The garage with electric opening has space for 2 vehicles. The property also has a boiler room (3,35m<sup>2</sup>).

The outbuilding with separate entrance for a third vehicle if you wish is approx 60m<sup>2</sup> and...