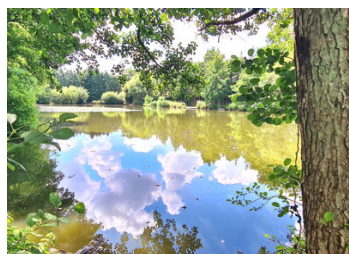


**UNDER OFFER ACCEPTED** | Beautiful setting for this 4 bed house with guest annexe, lake, woodland, outbuildings



## INFORMATION

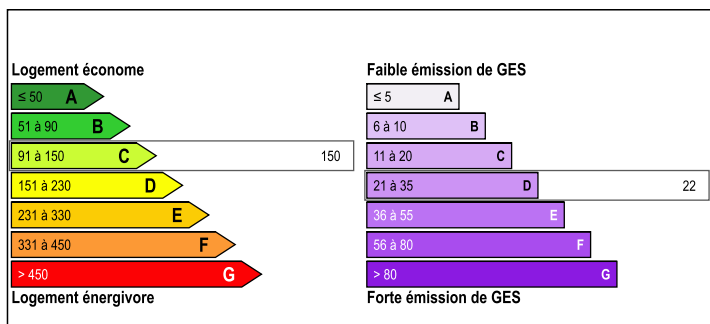
Town:	Ceaucé
Department:	Orne
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	36413 m2



## IN BRIEF

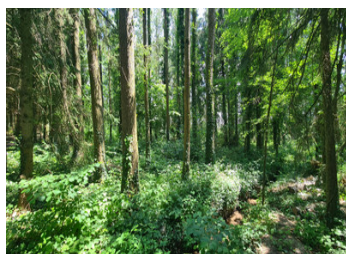
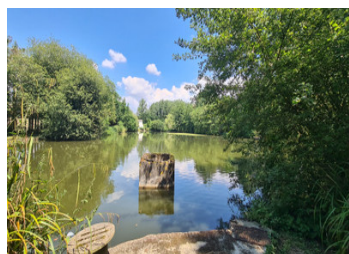
A fantastic opportunity to own à 4 bedroom property with guest annexe, set in 3.5 hectares including à 2 acre lake and woodland. Very private property at the end of its own private lane but minutes from Ceaucé with all its amenities and the pretty village of St Fraimbault.

## 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

### Property

From the entrance hall (5.25m<sup>2</sup>) you enter à spacious living room (30.9m<sup>2</sup>) with views over the lake and terrace. The woodburning stove is perfect for winter evenings. The fully fitted kitchen has space for a dining table and has access to à utility room (4m<sup>2</sup>) also used as a pantry and storage area.

To the ground floor there are 3 double bedrooms (16.7m<sup>2</sup>, 13.7m<sup>2</sup>, 12m<sup>2</sup>). One of the bedroom needs decorating but the other 2 are beautifully presented. The downstairs bathroom (9.2m<sup>2</sup>) completes this floor. To the first floor the 4th bedroom (17.8m<sup>2</sup>) has built in storage.

Separate from the house is a guest annexe. Idéal for visiting friends and family. There is a main room (15m<sup>2</sup>) with à kitchenette (2.5m<sup>2</sup>) and a shower room with WC (2.3m<sup>2</sup>).

The property looks out onto the stunning 2 acre lake which is stocked with varieties of carp. Complete access around the lake allows you to decide which of the 4 swims you would like to use.

The large workshop/garage along with à barn are great additions for storage or to stable animals/horses etc. The barn is located to one of 2 large pieces of land that are idéal as paddocks. If you have ever wanted to own your own woodland then look no further as this is exactly what you get with the property a small stream runs through it and it is a haven for wildlife!

Minutes from both Ceauce and award winning St Fraimbault..