

Semi-detached edge of village stone house in a quiet rural location not far from medieval Domfront.



INFORMATION

Town:	Saint-Roch-sur-Égrenne
Department:	Orne
Bed:	3
Bath:	1
Floor:	77 m2
Plot Size:	1500 m2

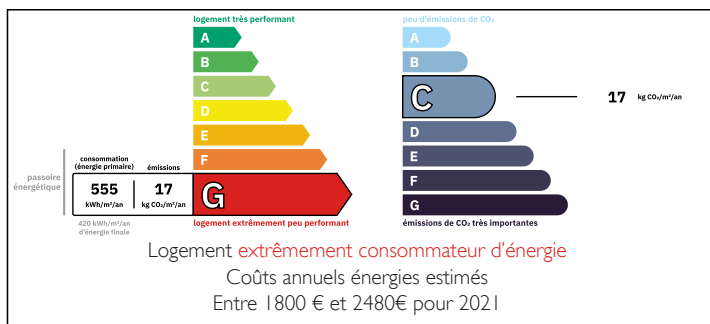
IN BRIEF

Deceptively spacious three bed semi-detached stone cottage with large outbuilding in a rural edge of village location. There is scope to change the layout

Ferries and airports within two hours. St Malo and Rennes airport around 111km. Mont St Michel 66km. or just over an hour.. Viewing recommended.



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

Located just on the edge of a sleepy village this property offers a rural location at the end of a no-through lane.

Ground floor.

You enter into a good sized light, dual aspect kitchen. Off here is a useful downstairs cloakroom. There is access to the rear garden. Also off the kitchen is a living room with a woodburning stove. Off the living room you find two double bedrooms, providing the possibility of ground floor living.

First floor.

Here there is a large master bedroom under eaves with an ensuite shower room.

The house is double glazed. There is scope to alter the layout and make your mark here.

Outside.

Directly behind the house is a small rear garden with a decked seating area.

Across the shared courtyard at the front of the house there is a large barn that offers great storage and a potential garage/workshop. The space is divided into three parts. At one end there is a sauna and the building has electricity. To the rear of this building is an additional garden area.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES