

**UNDER OFFER -A gorgeous little rural longere with 3 bedrooms and good sized land suitable for horses.**

**EXCLUSIVE**



**ENERGY - DPE**

**DPE not required.**

## INFORMATION

Town:	Saint-Quentin-les-Chardonnets
Department:	Orne
Bed:	3
Bath:	1
Floor:	70 m2
Plot Size:	6655 m2

## IN BRIEF

This is the perfect summer house or a lettable cottage in rural Normandy, if preferred.

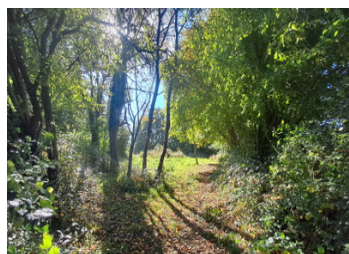
A charming rural cottage with beautiful views of the seasonal changes in the surrounding land and trees. It has a large front south facing terrace for sitting outdoors or enjoying bbqs through the long warm summers.

Its a quiet location with only a couple of friendly neighbours plus there is enough Land for a horse and pony and an orchard.

New double glazed windows in stalled. Some small work to do to bring it to a higher standard with water supplied from a nearby well. Heating by portable radiators and there exists a large fireplace ideal for a wood burning stove or open fire for a homely feel.

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

A stone-built dwelling with fibro cement asbestos roofing, comprising:- On the ground floor: kitchen/living room, corridor, hallway, shower room with WC, sitting room,

- First floor: two bedrooms, WC.

- Cellar, small outbuilding to rear, garage and workshop adjoining the house, land with well.

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

## LOCAL TAXES

Taxe foncière: 453 EUR

Taxe habitation: EUR

## NOTES