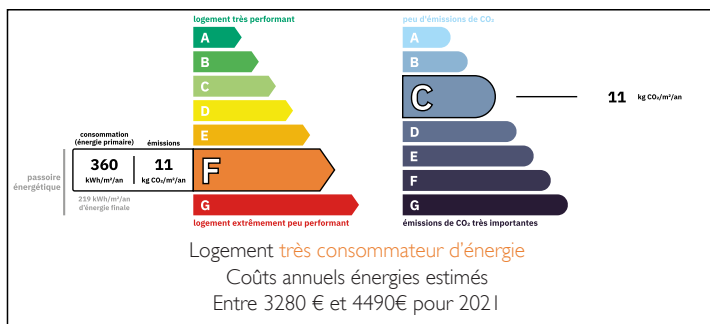


Pretty character home less than 10km from medieval Domfront.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Domfront en Poiraise
Department:	Orne
Bed:	3
Bath:	3
Floor:	144 m2
Plot Size:	1792 m2

IN BRIEF

A roomy detached stone and colombage three bed family home with outbuildings in just under half acre. Located in a peaceful hamlet in the Normandy Maine regional park, only 8km from medieval Domfront with all amenities. Popular Lonlaye l'Abbaye is 6km away. Ferries and airports within 2 hours. Caen and St Malo 112km. Rennes airport 109km. Flers with mainline train to Paris 25km. A rural location and scope to make your mark on this charming family home. Viewing is essential.

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

Accessed down a quiet country lane, this property is rural without being isolated.

Ground floor.

You enter into a small hallway with a 5m² ground floor bathroom with roll top bath on your right. Straight ahead is a large kitchen of 22m² with access to the rear garden. To your left is a large and bright dual aspect 28m² sitting room with wood burning stove. Off the sitting room is a good sized second reception room of around 24m² with stairs that lead to the first floor.

First floor.

Here you find three double bedrooms under eaves of 18, 13.75 and 25m², with a generous landing space that offers enough room for an office area/reading nook.

The master bedroom is a gorgeous, light room of over 25m² with exposed beams and an en-suite shower room of 5.8m².

The property benefits from double glazing and electric heating. The character is evident everywhere you look with exposed beams.

Outside.

The garden is laid mostly to lawn with mature trees and planting. Attached to the house is a large double height garage / generous storage space. Separate to the house is an old stone bread oven building with the potential for conversion subject to permissions. Next to the bread oven there is also a useful workshop space. There is parking for more than one vehicle. The property is fenced for animals.

This is a great opportunity to buy a family home in a superb location and early viewing is a must.

Information...