

Delightful 2/3 bedroom country cottage immaculately presented in 4531m2 of garden.

EXCLUSIVE



INFORMATION

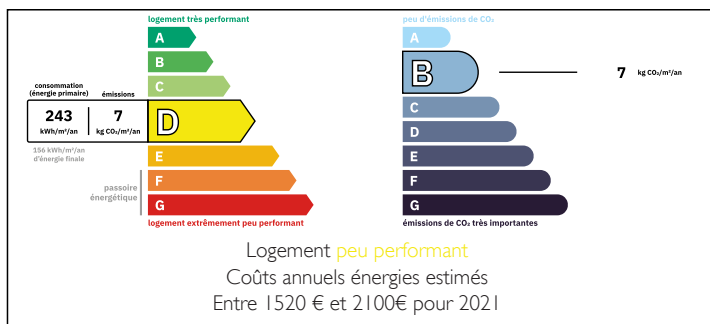
Town:	Passais Villages
Department:	Orne
Bed:	2
Bath:	2
Floor:	100 m2
Plot Size:	4531 m2

IN BRIEF

Set in the Normandy countryside sits this pretty cottage that is ready for you to move into. Spacious accommodation set in 4531m2 land full of mature trees and sweeping lawn along with an outbuilding in excellent condition. Situated in the pretty Normandy countryside but minutes from all amenities, supermarket, bars and restaurants.



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

From the hallway (9m²) you are led into a stunning kitchen/diner (37.4m²). This fitted country kitchen (all white goods included in the advertised price) has plenty of storage cupboards and worksurfaces with the hob fitted into a central island. A family size dining table sits in front of a central fireplace with its wood burning stove. Original oak beams contribute to a room already full of character. There is direct access to the front driveway and the back terrace and garden. The living room (32m²) is bright and spacious and also has a woodburner ideal for those winter evenings and has access to an outside covered terrace and the garden. A large walk in storage cupboard along with a downstairs shower room with wc and utility area (10m²) are also located on this floor. Going upstairs the landing (9m²) is currently used as an office area. A goodsize double bedroom (14.7m²) has picturesque views from large windows overlooking the garden. There is a second double bedroom (14m²) with beautiful oak beams along with a third room currently used as a single bedroom. The upstairs bathroom with WC (3m²) also contains fitted storage. The exterior includes a 60m² outbuilding in excellent condition, wood store and glass potting shed. The front covered terrace is the perfect spot to sit and relax whatever the weather along with a second terrace ideal for alfresco dining. Stunning garden filled with mature specimen trees, fruit trees (walnut peach,...