

Bucolique turnkey property with a main cottage house & a fully furnished gite ready for holiday rentals



## INFORMATION

Town:	Vimoutiers
Department:	Orne
Bed:	7
Bath:	4
Floor:	190 m <sup>2</sup>
Plot Size:	3619 m <sup>2</sup>



## IN BRIEF

Set in the heart of the hilly countryside of Normandy, this property comprises a main timber-framed cottage with 4 beds + a detached 3-bedroom gite.



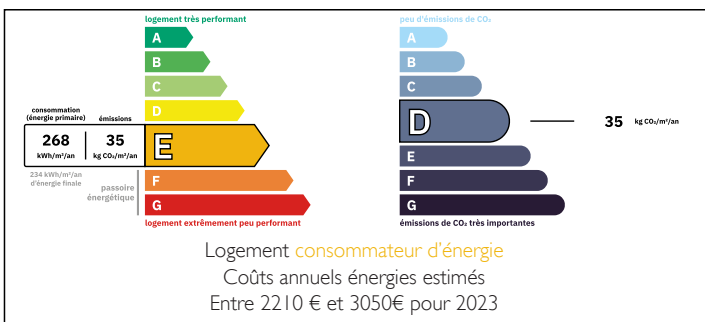
Ideal for a rental project or large family gatherings, the fully equipped and furnished gite is ready to welcome guests and generate incomes. The wheelchair friendly accommodation is currently rented as a very successful gite business.



The property also includes a fenced garden with mature trees, an old dovecote, a petanque strip all set in over 3,500 m<sup>2</sup> of land with views over the surrounding countryside.

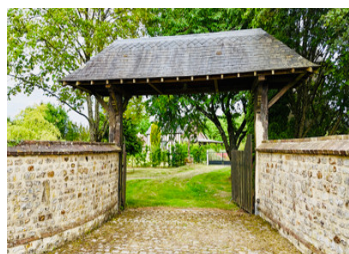
Just 10 kms away from the market towns of Vimoutiers and Gacé with all amenities. 1.5 hours away from Caen airport and from the nearest ferry port. Less than 4 hours from Calais by road.

## 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

The large private parking area at the entrance to the property provides easy access by vehicle.

### 4-BEDROOM MAIN HOUSE-COTTAGE:

Ground floor: entrance hall, living room with fireplace (insert), dining room, fitted and equipped kitchen (with fridge/freezer, 3-burner induction hob and electric oven, dishwasher), fitted pantry/laundry room (with washing machine, tumble dryer and freezer).

First floor: landing leading to two bedrooms, corridor and shower room (with shower, washbasin and WC).

Second floor (attic): landing/bedroom + another bedroom.

Gas central heating, double-glazed windows, electric water heater (energy performance: E).

### 3-BEDROOM GITE/GUEST HOUSE (fully equipped and furnished):

Ground floor: one wheelchair friendly bedroom comprising a washroom with a large open walk-in shower with seat, washbasin, and wc. Large living/dining room and fully fitted and equipped open-plan kitchen (with 5-burner gas hob, electric oven, microwave, sink, fridge, etc.), shower room (with shower, washbasin and wc), store space.

First floor: two bedrooms with en suite shower rooms (each with shower, washbasin and wc).

Gas central heating, double-glazed windows, electric water heater (energy performance: F).

Fenced garden with mature fruit trees, an old half-timbered dovecote on 3 levels and a petanque strip.

## LOCAL TAXES

Taxe foncière: 1069 EUR

Taxe habitation: EUR

## NOTES