

*** UNDER OFFER *** stone house on acreage in private setting with large outbuilding and panoramic views

EXCLUSIVE



INFORMATION

Town:	Échauffour
Department:	Orne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	24300 m2

IN BRIEF

A long driveway at the end of a cul-de-sac and through a large terrace gets you to the front door of this beautiful hidden gem of a stone house.

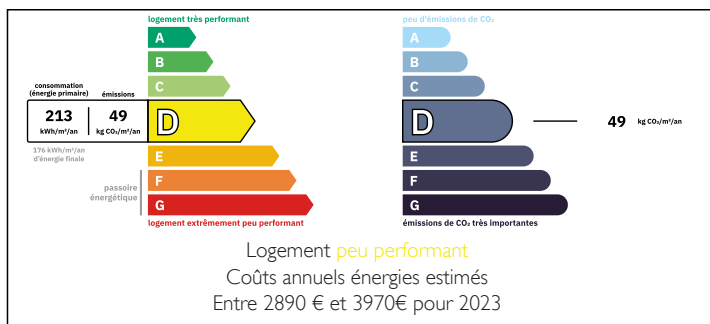
Beautiful terrace area at front of house to enjoy the French summers, that has multiple access to open plan living and dining room with open fireplace. Separate kitchen and bathroom serve the ground floor.

The stairwell takes you to the first floor with a lovely landing area, and hallway with three bedrooms. There is also a bathroom, and separate WC that serve the first floor.

Lovely gardens with mini orchard, and outdoor setting with a well, and huge outbuilding currently used as wood storage on one half and double garage for second half. A beautiful field suitable for horses/animals of your choosing. Get in quick to see this...



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

Ground Floor:

- Living/Dining Room tiled with open fireplace and two sets of French double glass doors direct to terrace 41m2
- Fully equipped kitchen, tiled with gas cooktop 11m2
- Laundry/Boiler room 12m2
- Stairwell corridor with built in cupboards, and access to ground floor bathroom 6m2
- Bathroom with shower cabin, basin, and toilet

First Floor

- Landing, fully carpeted 16m2
- Master bedroom 11m2
- Second Bedroom 10m2
- Third bedroom 9m2
- Bathroom with bathtub, separate shower cabin, and twin handbasins, fully tiled 8m2
- WC with handbasin

LOCAL TAXES

Taxe habitation: EUR

5 minutes (car) to Saint Gauburge for local shops and amenities/restuarants etc

20 minutes (car) to major town of l'Aigle for hypermarkets and all necessary shops/services and amenities. Train station to arrive in Paris within 1h30
80 minutes to Caen ferry services
2hours 30 minutes to Paris by car

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

NOTES