

Pretty 2 bed stone cottage with lovely little garden, ideal holiday lock up and leave or small family home.

## EXCLUSIVE

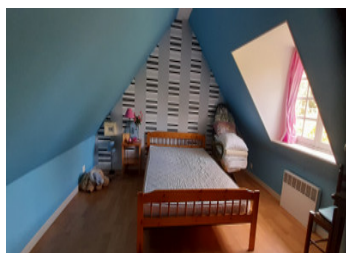
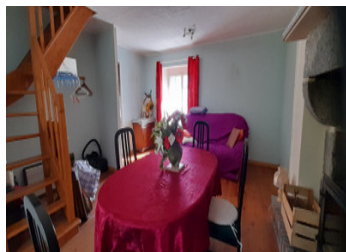


## INFORMATION

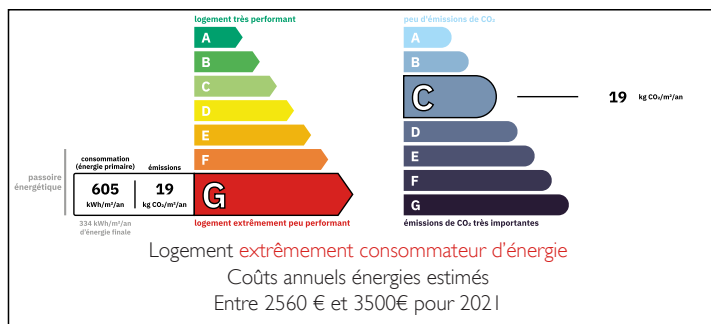
Town:	Berjou
Department:	Orne
Bed:	2
Bath:	2
Floor:	68 m2
Plot Size:	300 m2

## IN BRIEF

Charming stone cottage nestled in a peaceful hamlet in the heart of Suisse Normandie. The deceptively spacious ground floor offers flexible accommodation, featuring a dual-aspect sitting room and an additional dining room/office/bedroom with a small balcony overlooking the garden and surrounding countryside. A perfect rural retreat with character and lovely views.

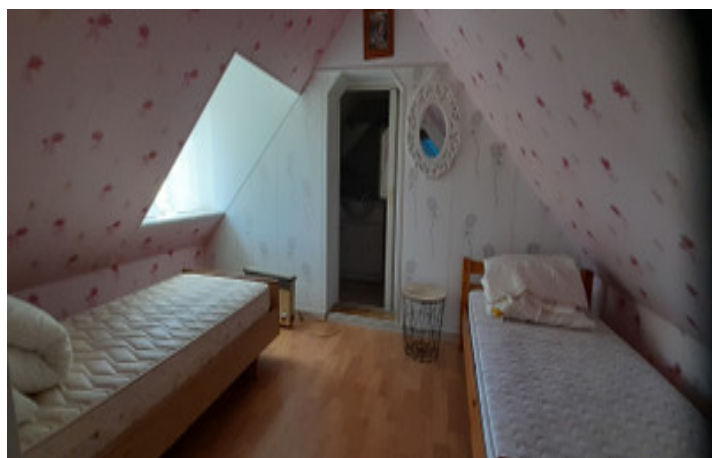


## ENERGY - DPE



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

Sitting at the side of a quiet country lane, this pretty little cottage is surprisingly spacious. The stone steps lead up to the front door, giving access to a small entrance hall.

Fitted dining kitchen, 9m2, with shower room off. Dual aspect living room, 29m2 with feature fireplace, wood burner and stairs to first floor. Second sitting room, 11.5m2 with French windows opening onto a small balcony.

Upstairs,

Bedroom 1, under the eaves 10m2

Bedroom 2, under the eaves, 9m2 with small shower room off.

Under the house are two good size cellars, useful storage areas.

Garden with gates giving access from the road.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES