

Fantastic business opportunity! Pretty setting for these two detached 3 bed properties with outbuildings.

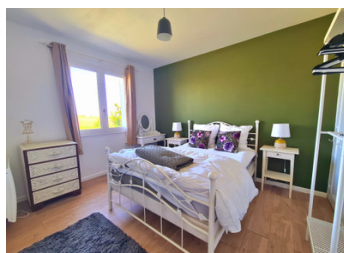
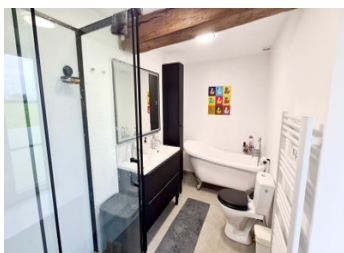


INFORMATION

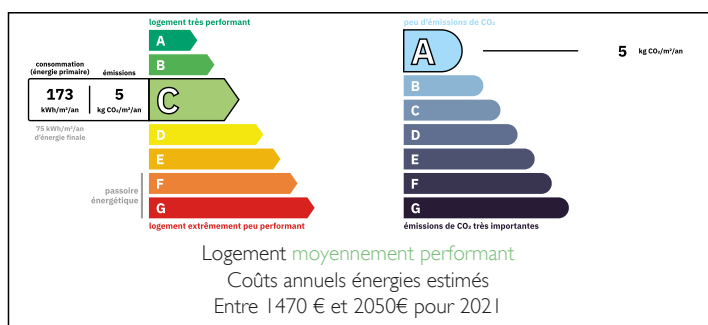
Town:	Passais Villages
Department:	Orne
Bed:	6
Bath:	3
Floor:	160 m2
Plot Size:	5300 m2

IN BRIEF

Set in the Normandy countryside these 2 well presented properties are perfect for anyone looking to run an airbnb business or wanting extra accommodation for friends and family.

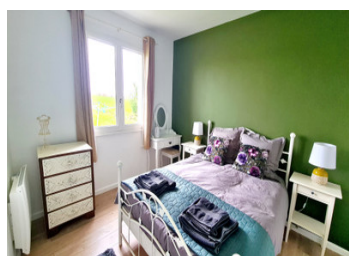


ENERGY - DPE



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

House 1 - This pretty stone farmhouse has just been renovated and is perfect as your home or you may want to rent it out to the many worldwide visitors who visit this area yearly. From the entrance hall with its guest wc, you enter into an open plan living room with fitted kitchen and dining area (29m²). A modern fitted kitchen sits along side a central granite stone fireplace with wood burner and original oak beams. Beautifully presented and the perfect family space. To the first floor is the master bedroom (16.6m²). Wooden flooring and exposed oak beams again give that mix of modern with original features. An ensuite bathroom (6.9m²) includes a large walk in shower, free standing bath, wc and wash basin. An office space (8m²), is also used as a guest bedroom but could also make the perfect walk in dressing room. A storage area/utility room (2.9m²) is also situated on this floor. To the second floor you will find another 2 double bedrooms (10.2m² and 9.5m²) that share a modern shower room with wc (3.2m²). Double glazed, new electrics, new electric radiators, plumbing, bathrooms and kitchen.

House 2 - This 3 bedroom property is successfully rented out on AirBnB. With all the living space on one floor this can give you the option also as guest accommodation for visiting friends and family. Entering into an entrance hall you are lead to the living room with dining area (26m²). Large double...