

Ancient smallholding on 4 hectares to renovate, with plenty of outbuildings and two wells



INFORMATION

Town:	Échauffour
Department:	Orne
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	41872 m2



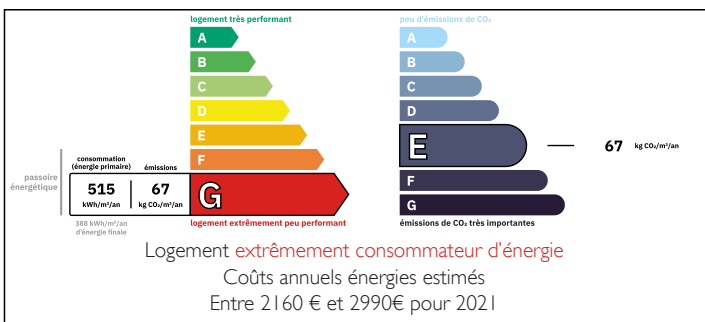
IN BRIEF

Leggett are pleased to present this 2 bedroom farmhouse cottage set on 4 hectares with panoramic views.

The cottage contains two bedrooms, bathroom, kitchen and living room. There is a chimney for the kitchen and living room that you can keep open, or install wood burner/pellet burners. There is an attic that can look to be converted to further habitable space if you wish. The cottage is habitable as is, or can do with a complete refurbishment.

Being an ancient farmhouse, raising cattle and pigs, there is the feeding shed, a huge open air shed to tractors and hay storage, an old stone longere building and the old bread oven building that has been used as the chicken coop.

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

Kitchen/dining 17m²

Bedroom 10m²

Bathroom 4m²

Living room 22m²

2nd bedroom 9m²

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

LOCAL TAXES

Taxe foncière: 562 EUR

Taxe habitation: EUR

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

NOTES