

Pretty setting for this 3 bed property in 5628m2 of land including outbuildings and cottage to renovate.



INFORMATION

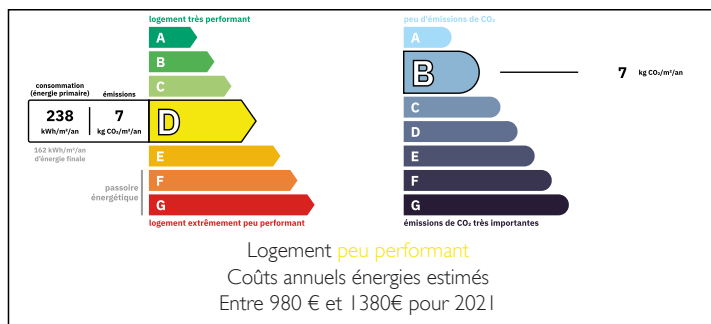
Town:	Saint-Fraimbault
Department:	Orne
Bed:	3
Bath:	1
Floor:	88 m2
Plot Size:	5628 m2

IN BRIEF

This 3 bed property is ready to move into and is situated in the stunning Normandy countryside. Fully fenced land so ideal for horse owners. Detached cottage ready to renovate and several outbuildings ideal for animals, garage, workshop. Quiet area with beautiful outlook and views and only 1km to the award winning village of St Fraimbault with its lake side walks, bars and small supermarket.



ENERGY - DPE



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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

HOUSE;

Ground floor;

Fully fitted kitchen (16.5m²) with plenty of storage cupboards and work surfaces.

Living room (23.5m²). Large room with central fireplace and wood burning stove.

Utility room (6.3m²) has storage area and plumbing for washing machine and tumble dryer.

Shower room with wc (6.7m²). Modern walk in shower, handbasin, wc, heated towel rail.

1st floor;

Landing (9.2m²). Ideal space as an office area

Bedrooms (11.4m², 10.8m², 9.4m²). All bedrooms are doubles and have windows overlooking the surrounding countryside.

COTTAGE

This cottage is ready for you to stamp your mark on. Connected to water and electric along with a good roof.

Kitchen sitting room (27m²), bedroom (9m²), shower room with wc (2.8m²)

OUTBUILDINGS

Several outbuildings are included in this sale. There are some small animal shelters, a detached hangar used to stable two donkeys, old bread oven, workshop and garage area used for storage of the sit on mower and other garden equipment.

LAND

5628m² made up of fenced pasture and parking area. An large terrace is the ideal place to sit and look over the countryside. The property is slightly elevated and so benefits from views over the countryside and a river lower down (no risk of flooding). The garden area includes numerous fruit trees.

New heating system, boiler and hot water tank, double glazed throughout.

LOCAL TAXES

Taxe habitation: EUR

NOTES