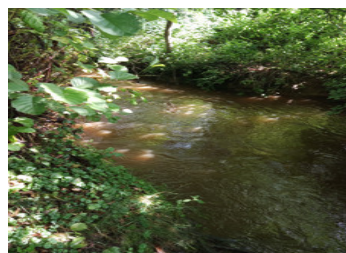
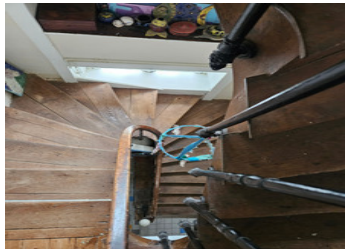


Beautiful farm property nestled on the edge of the forest hills, with lots of farm outbuildings



INFORMATION

Town:	L'Orée-d'Écouves
Department:	Orne
Bed:	3
Bath:	1
Floor:	189 m2
Plot Size:	286235 m2



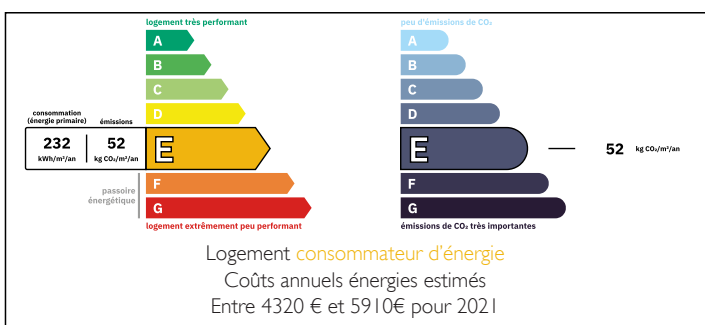
IN BRIEF

Leggett are pleased to present this character farm property with pastureland sprawling over 29 hectares. Kitchen and living room space on the ground floor, the house has 3 bedrooms with period features, wooden floors, and tomettes. There are plenty of outbuildings for animals and change some to gites for farmstays if you wish. If you wish to have further fields you have the option of up to 37 hectares to rent.

There is a kitchen garden, the property comes with its own well and there is a stream that borders the fields. This is an opportunity for any who wish to have land for horses, or other animals.

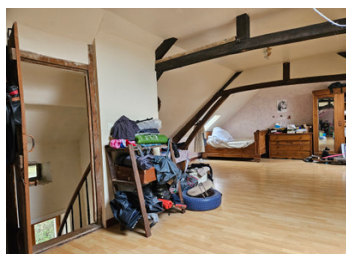
The house is heated by oil-fuelled boiler, and does have a wood burner. The third bedroom in the attic space is large enough that you could...

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 foncière: 2000 EUR

Taxe habitation: EUR

DESCRIPTION

Ground Floor

- Entrance 10m2
- Kitchen/dining room 33m2
- Living room with tomettes 14m2
- office 11m2
- WC

1st Floor

- 1er Bedroom 26m2
- 2nd Bedroom 35m2
- Bathroom 5m2 (Shower over bathtub and handbasin)

2nd Floor

- 3rd Bedroom 37m2

11kms to Carrouges (bakers, minimart, post office)
17kms to Alencon and motorways (hypermarkets, hospital, etc)
99kms to Caen Ferry
210kms to Paris

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

NOTES