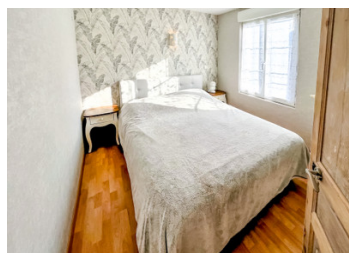


Great detached townhouse with 5 beds, open plan living, spacious conservatory, outbuildings and garden



INFORMATION

Town:	Vimoutiers
Department:	Orne
Bed:	5
Bath:	2
Floor:	132.02 m2
Plot Size:	678 m2

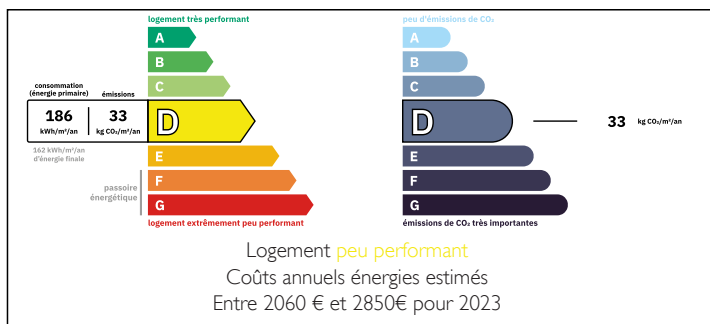
IN BRIEF

Centrally located in a popular town of Normandy with all amenities, this beautiful brick townhouse offers a large open plan living with an open kitchen and 5 beds across three levels.

- The property sits on a fully enclosed plot, including:
- Outbuildings, perfect for storage/professional space or conversion potential
 - Carport and open garage for sheltered parking
 - Historic washing place, preserving the charm of the site
 - Private courtyard and enclosed garden, ensuring a peaceful setting
 - Motorized gate, for added comfort and security

Close to shops, schools, services, and the local market, this home enjoys a tranquil environment. The little town of Vimoutiers being surrounded by the rolling landscapes of the Pays d'Auge, birthplace of the famous Camembert cheese.

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: 1732 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautiful property seamlessly combines old-world charm with modern comforts. Upon arrival, a private gravel courtyard welcomes you, featuring a carport, a small greenhouse, and a landscaped garden, offering a serene and inviting atmosphere.

A large brick outbuilding with a slate roof provides ample functional space, including a small open garage, three storage rooms on the ground floor, and a spacious attic that can be converted. Adjacent to the outbuilding, a former washing place offers a peaceful fishpond with a covered terrace, perfect for the summer days.

From the courtyard, you enter the house through a generous 32 m² veranda, offering a perfect relaxation area. At the rear, the veranda opens onto a little terrace featuring a brick shelter with a built-in barbecue area and separate outdoor toilets with a sink.

The ground floor reveals a welcoming 31 m² open-plan living and dining area. The adjacent fitted kitchen is equipped with an induction cooktop, an extractor hood, and a sink. Additionally, a main entry hall provides access to the garden (from the street) as well as a separate toilet.

A 13 m² master suite with an en-suite bathroom, featuring a walk-in shower and washbasin, newly renovated in 2023.

First Floor: a fitted walk-in dressing room with built-in wardrobes and storage, two bedrooms (7 m² and 8 m²), and a spacious 18 m² interconnected living space, perfect as an office or playroom. A shower room (with a shower, washbasin, and wc) completes this floor.

Second floor: two attic bedrooms.

Originally consisting of two...