

## UNDER OFFER - Charming 3-Bedroom Longère with Barn and Outbuildings

EXCLUSIVE



## INFORMATION

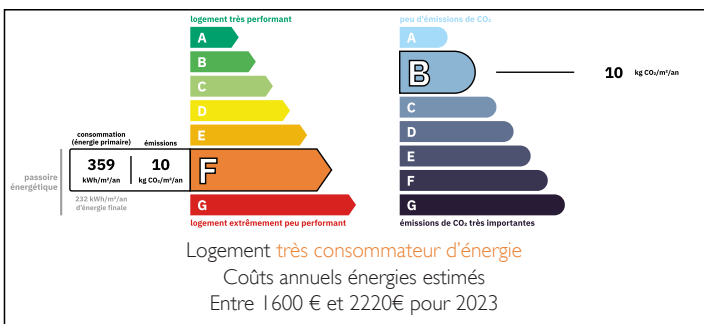
Town:	Ceaucé
Department:	Orne
Bed:	3
Bath:	2
Floor:	147 m <sup>2</sup>
Plot Size:	1725 m <sup>2</sup>

## IN BRIEF

UNDER OFFER - Situated in a peaceful hamlet, this is a character property that offers plenty of extra living space potential and it has barns & outbuildings



## 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

Entering through the front door, you'll find a hallway (6.43m<sup>2</sup>) leading to:

A doorway on your left to the kitchen/diner (22.05m<sup>2</sup>) with a log burner

A lounge (10.65m<sup>2</sup>) with a small log burner on the right.

A staircase in front, with the hallway continuing to a ground-floor WC/shower room (2.41m<sup>2</sup>) and laundry room (4.99m<sup>2</sup>).

Upstairs leads to three bedrooms (9.38m<sup>2</sup>) (8.65m<sup>2</sup>) (9.2m<sup>2</sup>) and a Bathroom with WC (3.16m<sup>2</sup>).

A second front door opens into an area where some renovation has been started. The ground floor is a large open space (28.72m<sup>2</sup>) with a doorway leading to a cave/storage/pump room (14m<sup>2</sup>). Upstairs, a bright and spacious area (65.38m<sup>2</sup>) has been prepared for rooms and a bathroom, with plasterboard ready for installation. A set of wooden doors at the end room could connect this space to the main house in the third bedroom.

The property runs on well water and includes several outbuildings:

A large barn (77.6m<sup>2</sup>) opposite the house, ideal for storage or conversion with an open end for a garage (32.8m<sup>2</sup>)

Several outbuildings in different states of repair.

A great opportunity to create a stunning home with potential for expansion. More details and photos available on request.

In a quiet area but minutes from a couple of pretty towns/villages with all amenities. An hour from the coast and 1.5 hours to the nearest ferry port. Easy

## LOCAL TAXES

Taxe habitation: EUR

## NOTES