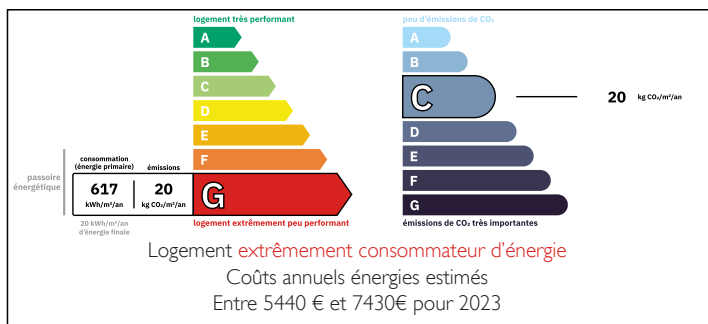


Exceptional property: two timber-framed cottages set in 1.9 hectares of landscaped garden with superb views



ENERGY - DPE



INFORMATION

Town:	Les Champeaux
Department:	Orne
Bed:	4
Bath:	4
Floor:	200 m2
Plot Size:	19504 m2

IN BRIEF

In the heart of the hilly side of Normandy, this beautiful property is set in a gorgeous rural location, not far from Camembert and the market town of Vimoutiers with all amenities.

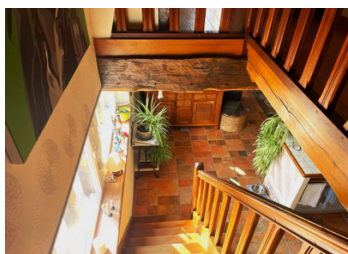
Comprising two beautifully renovated timber-framed cottages, the two houses have been tastefully renovated.

The main house, facing south, offers bright and welcoming spaces, including a 50 m² living area, two bedrooms with en-suite bathrooms, and a sauna. The second cottage, currently rented as a successful gite, provides functional space ideal for rentals or a guest house.

All set on beautiful landscaped grounds of just under 5 acres. Ferries, Caen airport and the D-Day historical sites are within 1 hour. Lisieux and Argentan with direct train to Paris are less than 35

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 habitation: EUR

NOTES

DESCRIPTION

- Main house:

Facing South, the ground floor comprises a spacious 50-m² open area combining a living, an open kitchen (equipped with a gas stove and a double sink) and a dining area, with terracotta tile floors and large bay windows opening on the garden. A corridor leads to a sauna, and two functional rooms, one with bay windows and views on the garden. A back door leads to the outside parking area.

Floor: two attic bedrooms with balconies, exposed beams, built-in wardrobes, and en-suite bathrooms.

Gite - Guest house:

- Ground Floor comprising: a 21-m² living room with kitchenette. A 16-m² bedroom and an Italian-style shower room.

- Floor (accessed via an external staircase): comprising a cozy living room with kitchenette, bathroom, and bedroom.

Additional Features

- Negotiable furniture for seamless move-in options.
- Income potential from the holiday rental cottage.

All set on beautiful landscaped grounds of just under 5 acres. Ferries, Caen airport and the D-Day historical sites are within 1 hour. Lisieux and Argentan with direct train to Paris are less than 35 km away.

A charming rural retreat and superb opportunity, not to be missed.

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