

## Charming 4-bedroom Country Home with outbuildings set in 1,5 acres of pasture in the heart of Normandy

EXCLUSIVE



## INFORMATION

Town:	Saint-Martin-des-Landes
Department:	Orne
Bed:	4
Bath:	4
Floor:	256 m2
Plot Size:	6190 m2

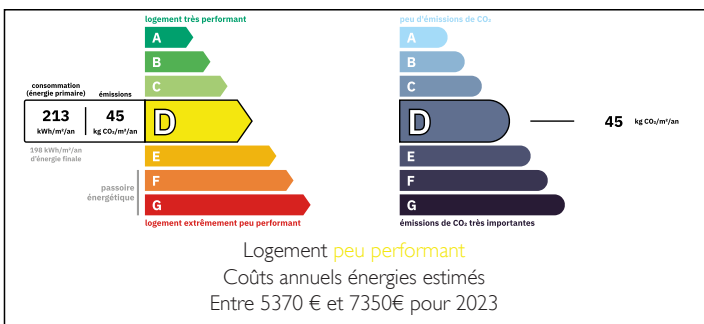
## IN BRIEF

SPACE - WARMTH - CHARACTER

Nestled in the scenic Normandy countryside, this well-presented home offers spacious open-plan living with warm traditional French character. Set on 1.5 acres of pasture, it's perfect for horse owners or dog lovers. The interior features 4 bedrooms, 4 bathrooms, and a practical, flowing layout—ideal as a family home or holiday retreat. With plenty of outdoor space for horses or dogs, it's the perfect countryside escape for animal lovers.

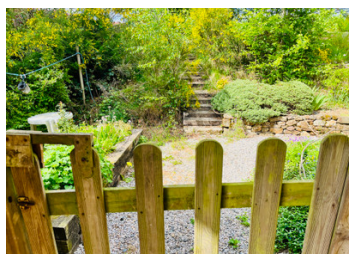
Whether you're seeking a peaceful family residence or a relaxing holiday home, this move-in-ready property is a place where memories are made.

## 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

### UPSTAIRS

Upstairs, you'll find:

- A luxurious master bedroom with its own ensuite bathroom (shower, toilet, washbasin) and a walk-in dressing area – your private haven.
- A generously sized guest bedroom with ensuite (shower, toilet, washbasin, towel heating), ideal for friends or extended family.
- Two additional bedrooms with a family bathroom just across the hall (bath, toilet and washbasin) – perfect for children, guests, or a home office.
- A wide landing and hallway that enhances the open, airy feel and makes every room easily accessible.

### DOWNSTAIRS

Downstairs continues the theme of space and comfort:

- A large living room (39.4m<sup>2</sup>) with a wood-burning stove and windows to the front and side
- A stylish open-plan kitchen and breakfast/dining area with French doors and a central island
- A welcoming entrance hall and formal dining area with a central staircase - perfect for entertaining
- A ground floor bathroom, separate WC.
- Practical utility space
- A multi-purpose room with its own outside entrance (currently used as a dog room)

## LOCAL TAXES

Taxe foncière: **336 EUR**

## NOTES

### OUTDOOR FEATURES

The outside is just as impressive:

- Workshop with chimney – bursting with potential
- Barn corner with loft – ideal for hobbies or storage
- Covered BBQ area – great for outdoor dining and entertaining
- Vegetable garden, greenhouse, and well – ideal for self-sufficient living
- Shed – perfect for tools, animals, or hobby use
- Ample space for dogs to roam or to keep a horse

Whether you're dreaming of a full-time move to France or seeking the perfect countryside retreat, this lovingly maintained home offers the space,...