

Charming Property with Three Separate Living Spaces – Ideal Investment Opportunity

EXCLUSIVE



INFORMATION

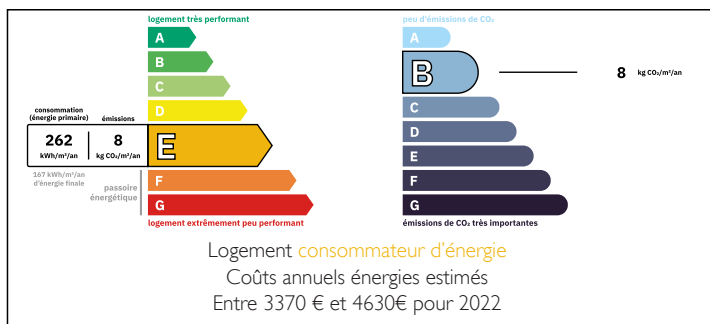
Town:	Méhoudin
Department:	Orne
Bed:	6
Bath:	3
Floor:	385 m2
Plot Size:	900 m2

IN BRIEF

This unique property offers three distinct accommodations, perfect for a family home with rental potential or a holiday business.

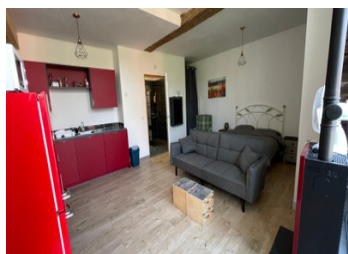


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

Located in a quiet hamlet: 2-Bedroom Cottage – Cosy lounge (22.7m²) with stone walls and beams, log burner, kitchen/diner (21.2m²), ground floor bathroom with WC (4.07m²). Upstairs there are two bedrooms (11.45m² & 11.9m²) you access the first one then a doorway into the second.

Studio Apartment – Open-plan bedroom/lounge/kitchen (20.4m²) with a pellet burner and laminate floors. A shower room with WC (4.39m²). Previously rented successfully on Airbnb.

3-Bedroom Gîte – Spacious lounge (27.5m²) with stone walls and beams, and a connecting door - which can be locked - to the studio for flexible use. A kitchen/diner (32.28m²) with log burner and original flag stone flooring. Upstairs there is a landing area (17.33m²) with velux window creating lots of light and an electric heater. There are 3 good size light & bright bedrooms with (16.67m²), (11.5m²) (9.7m²) all with electric heaters. There is a step down to the bathroom with shower & bath & WC.

There are three front doors facing the courtyard but the 3 bedroom cottage can also be accessed from the back of the building through another door that leads into the kitchen.

The property boasts a large courtyard with ample parking, a generous garden, and an outbuilding with storage for a mower etc. A separate section has been converted into a private bar area for the owners.

A fantastic opportunity for those looking to live in a beautiful setting while generating rental income!

More photos available on request.

Ideally situated with 9.5kms to the Spa...