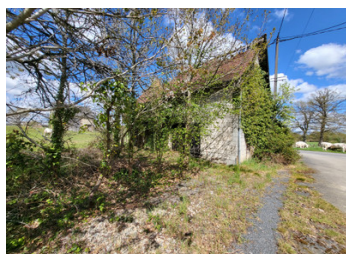


Pretty cottage in rural setting not far from medieval Domfront.



INFORMATION

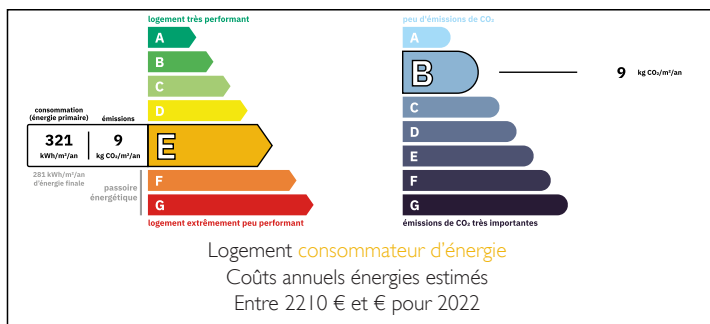
Town:	Saint-Roch-sur-Égrenne
Department:	Orne
Bed:	4
Bath:	2
Floor:	151 m2
Plot Size:	870 m2

IN BRIEF

A roomy 4 bed detached house with outbuildings in a peaceful rural setting around 2km from amenities. Medieval Domfront is 9km away. Ferries and airport accessible within 2 hours. St Malo 113km, Caen 109km. Mont St Michel 69km.

A great package and not to be missed.

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

Set next to a quiet country lane, this is property that will appeal to many of you.

Ground Floor.

You enter into a large and light living room of 25m² with fireplace. Off here there are two bedrooms of 12m² and 8.5m², one of which is being used as a dining room at present. From the sitting room there is a utility space or back kitchen with a door leading to the rear lane. From the utility room there is a large and light kitchen with fitted units and French doors leading to the garden. Also in this space is downstairs bathroom with WC.

First Floor.

Stairs in the kitchen lead to three double bedrooms, a landing area and a shower room with WC of around 4m². One of the bedrooms of 14m² under eaves is open. The master bedroom, also under eaves, is gloriously light and roomy at approximately 44m². The third bedroom, also a double is 9.4m². The space is deceptive.

Outside.

The garden is laid mostly to lawn and it is all at the front of the property, with plenty of shrubs and planting. There is parking for more than one car. Attached to the house is a good sized open hangar, ideal to house your car, stock wood etc. Next to the hangar are two smaller buildings in a poor state of repair, but that have the potential for restoration to make additional storage.

Across the lane...