

Enchanting French Countryside Home with Rolling Fields — A Dream Retreat for You and Your Horses



INFORMATION

Town:	Saint-Evrault-de-Montfort
Department:	Orne
Bed:	2
Bath:	1
Floor:	71 m2
Plot Size:	19005 m2



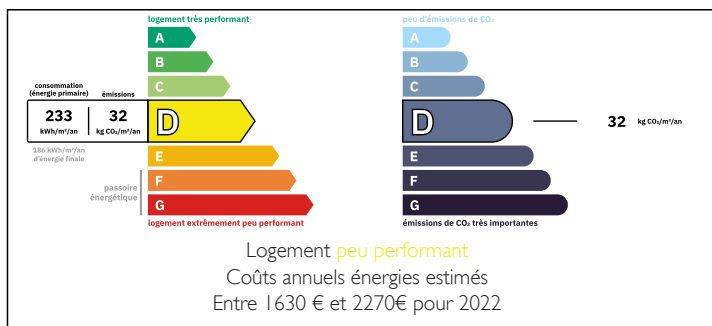
IN BRIEF

Leggett is delighted to present this charming one-bedroom bungalow, perfect for equestrian enthusiasts and those seeking the tranquility of the French countryside.

Set back from the road, the home enjoys stunning panoramic views over open fields — an ideal setting for peaceful rural living. Inside, the spacious open-plan living and dining area features a cozy wood burner, creating a warm and inviting atmosphere year-round. The well-equipped kitchen includes modern appliances and a water softener for added comfort.

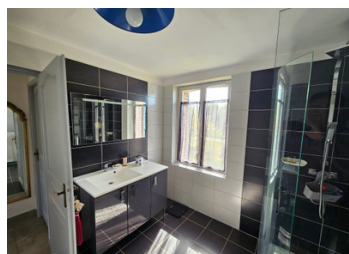
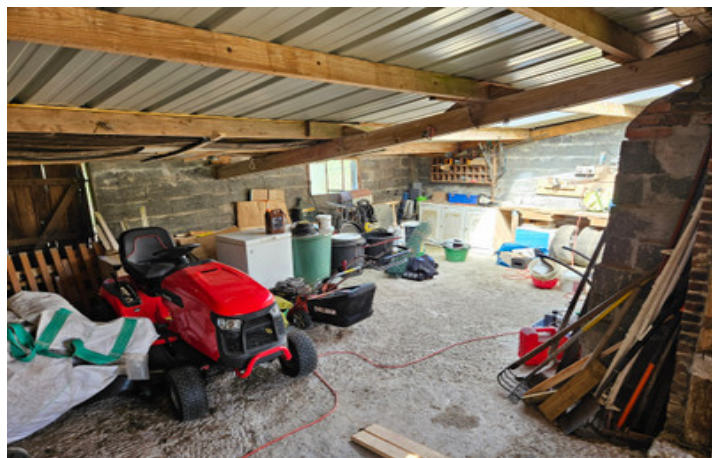
The property benefits from gas heating and also includes a separate utility and laundry room for practicality. The bathroom offers both a bathtub and a separate shower cabin, with a separate WC for convenience.

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 foncière: **646 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

House:

Living/Dining Room 28m2 with entrance/front door

Kitchen 8m2

Bedroom 14m2

Bathroom 6m2 (handbasin and shower cabin)

Separate toilet

Utility Room/Laundry 7m2 with access to outside

Outbuildings:

Horse Box 17m2

Garage/Atelier 48m2

Wood store 15m2

Second Bedroom 17m2

Underground water storage tank 27m3

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