

House for sale in St Lambert sur Dive (Orne) 136 m of living space with a 1,408 m plot, 12 km from Argentan



## INFORMATION

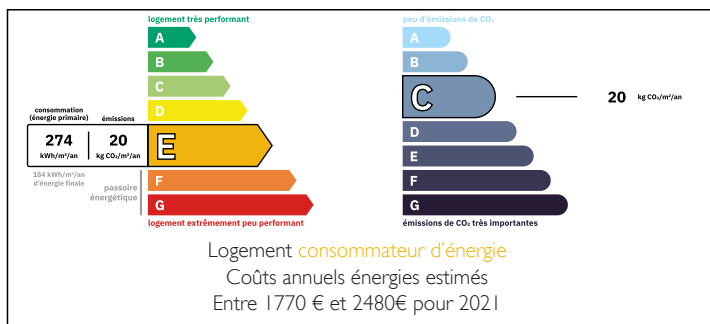
Town:	Saint-Lambert-sur-Dive
Department:	Orne
Bed:	3
Bath:	1
Floor:	136 m <sup>2</sup>
Plot Size:	1408 m <sup>2</sup>



## IN BRIEF

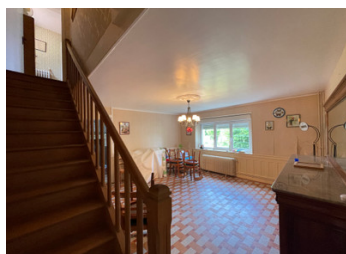
For sale: charming 136 m<sup>2</sup> stone house on a private 1,408 m<sup>2</sup> fenced and landscaped plot in Saint-Lambert-sur-Dive, 4 km from Trun and 12 km from Argentan. It offers a bright living room with wood stove, fitted kitchen, utility room, dining room, shower room, separate toilet, two spacious bedrooms (one with en-suite shower and toilet), and an office or dressing room. Outbuildings include a garage, workshop, and garden shed. Heating: heat pump, wood stove, and oil. Double-glazed PVC windows, recent roof, septic tank. Quiet location, not roadside. Perfect as a main or holiday home.

## 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

Charming Stone House with Garden in Saint-Lambert-sur-Dive (Normandy)

This beautifully renovated 136 m<sup>2</sup> stone house is set on a peaceful 1,408 m<sup>2</sup> plot in the village of Saint-Lambert-sur-Dive, ideally located just 4 km from Trun, a small town with schools, shops, a market, and a supermarket, and 12 km from Argentan.

The house, full of character, features a recently rendered limestone façade and is surrounded by a well-maintained, fully enclosed garden with trees and flowers. It is not directly on the road and offers two gated entrances with a small front garden, ensuring peace and privacy.

On the ground floor, the entrance opens into a bright 27 m<sup>2</sup> living room with a newly renovated fireplace and a wood-burning stove. There is a fitted kitchen of 11 m<sup>2</sup>, a 13 m<sup>2</sup> utility room equipped with a sink, electric panel, and hot water heater, a shower room of 4 m<sup>2</sup>, and a separate toilet located near a second entrance. The spacious 23 m<sup>2</sup> dining room includes a staircase leading to the upper floor.

Upstairs, there are two comfortable bedrooms measuring 20 m<sup>2</sup> and 16 m<sup>2</sup>. One of the bedrooms is equipped with its own shower and toilet. A third room of 7 m<sup>2</sup> can be used as a walk-in closet or home office.

The property includes several outbuildings, including a 17 m<sup>2</sup> garage, an 11 m<sup>2</sup> workshop with direct access from the rear lane and the utility room, and a garden shed. The garden is attractively landscaped, fully fenced, and offers...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES