

Beautifully presented family home with spacious open plan living and five bedrooms. Large garden and barn.



## INFORMATION

Town:	Montreuil-au-Houlme
Department:	Orne
Bed:	5
Bath:	2
Floor:	150 m2
Plot Size:	3000 m2

## IN BRIEF

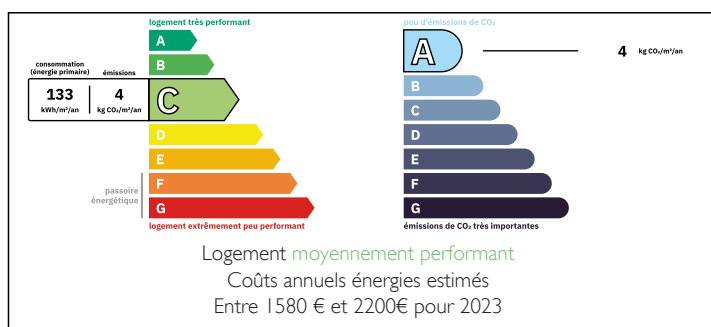
This delightful home offers generous open-plan living, featuring a recently fitted kitchen and stylish modern bathrooms, perfect for contemporary family life. The ground floor also includes a home office, a practical laundry room, and a large storage room with potential for conversion into additional living space.

With five good-sized bedrooms, one conveniently located on the ground floor, the flexible layout suits a variety of lifestyle needs.

Outside, a large garden with lovely views over the surrounding countryside provides the ideal setting for outdoor entertaining, relaxing, or play. Additional features include an integral garage, garden shed, ample parking, and a substantial barn offering excellent storage or conversion potential (subject to permissions).



## ENERGY - DPE



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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

Quietly set on a leafy country lane with sweeping views over open fields, this modernised family home combines generous open-plan living with five bedrooms, superb ancillary space and excellent outbuildings.

### Ground floor

38 m<sup>2</sup> dual-aspect living area: sitting room with lovely fireplace, dining space and a fully fitted kitchen, all opening through two French windows straight onto the gardens.

Inner hall to a contemporary bathroom (walk-in shower & basin) and a separate WC.

Bedroom 1 – 12.5 m<sup>2</sup> with fitted wardrobes, ideal as a ground-floor suite.

Laundry/utility – 7.5 m<sup>2</sup>, office – 9 m<sup>2</sup> for home working, and a boiler/store room – 20 m<sup>2</sup> with doors front and back plus a vast attic above, potential for conversion, subject to permission.

### First floor

Four further bedrooms (14 m<sup>2</sup>, 12 m<sup>2</sup>, 10 m<sup>2</sup>, 9 m<sup>2</sup>) are served by a bright landing, a shower room (basin & shower) and a separate WC.

### Outbuildings & extras

Integral garage plus garden shed.

Detached barn: garage bay, workshop, large storage area and attic—suitable for a variety of uses, hobbies, or possible future conversion (subject to permission).

### Outside

Lawns surround the house and barn, catching sun all day and framing lovely views of the countryside—perfect for children's games, alfresco dining or simply unwinding in peace.

A spacious, move-in-ready home with room to