

A very cute home on the brow of the hill and land with rural views - IDEAL BASE FOR EXPLORING NORMANDIE.



## INFORMATION

Town:	Lonlay-l'Abbaye
Department:	Orne
Bed:	0
Bath:	1
Floor:	30 m2
Plot Size:	9645 m2

## IN BRIEF

An old stone built house with a slate roof, comprising: On the ground floor: a kitchen/bedroom/dining room as one, toilet, shower. Attic above, accessed by an external staircase. A small adjoining storage room and wood shed/garage. Outside: A large half-timbered and stone shed with fiber cement roofing. A plot of land with mature trees and coppice, encumbered in its eastern part by rights of way.



## ENERGY - DPE

DPE not required.

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

Huge potential exists here for an increase in the size of the property to a 1 or 2 bedroom property by opening up the large loft space.

This lovely house is crying out for an entrepreneur to create a haven of relaxation or camping or a yurt village and a retreat in nature with the land adjoining in a tiny tourist town with proximity to Domfront.

Wonderful views of surrounding land and access to the local patisserie/ cafe and supermarket in the centre of this wonderful town.

The main barn could become a dormitory for passing travellers.

A wonderful quirky location.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES