

Pretty setting for this 2 bed country cottage with garage and beautiful garden filled with mature trees.

EXCLUSIVE



## INFORMATION

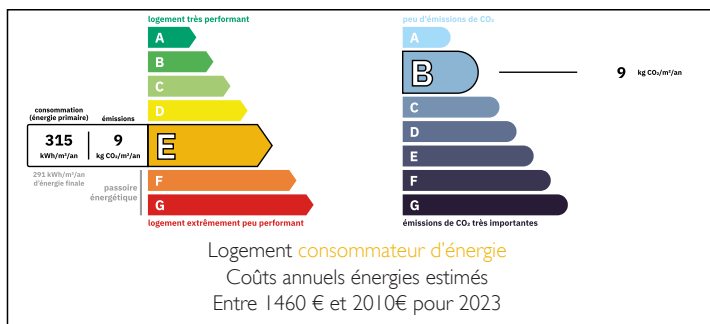
Town:	Passais Villages
Department:	Orne
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	2400 m2

## IN BRIEF

This pretty cottage is in a small hamlet in the National Park near popular St Fraimbault and Passais la Conception. South facing back garden filled with mature fruit trees offering much needed shade in areas. Ideal as a main residence or the perfect lock up and leave.



## 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

Double doors lead into the kitchen diner with granite stone fireplace and wood burning stove taking the central spot. Space for a family size dining table and a sofa too making the ideal snug area. The spacious lounge also has double doors opening out and looking out onto the terrace and garden with country views. There is a downstairs shower room with WC and a storage area ideal for coats and boots. Upstairs you will find two large bedrooms. One has fitted storage but both have beautiful exposed oak A frames and granite walls. Velux windows look out onto the surrounding fields. Beautiful garden that is mostly to lawn but filled in places by mature trees including cherry apple and pear. The sun filled terrace is a secluded spot to sit and relax with. The property comes with private parking for 2 vehicles along with a garage that is also ideal for storage and a handy wood shed.

Minutes from amenities and near the popular villages of Passais la Conception and St Simeon. This area is full of cycle routes and walks which along with kayaking, drinking the local cider and visiting medieval towns like Domfront a fantastic location as a primary residence or second home.

61 km to Mont St Michel

120 km to the nearest ferry port

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

-----

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