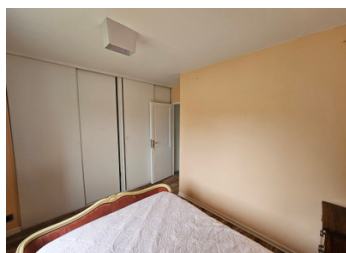


Rare 2 bedroom cottage set on panoramic 2 hectares in quiet commune ready for horses - Do not miss out



## INFORMATION

Town:	Gouffern en Auge
Department:	Orne
Bed:	2
Bath:	1
Floor:	58 m2
Plot Size:	20000 m2



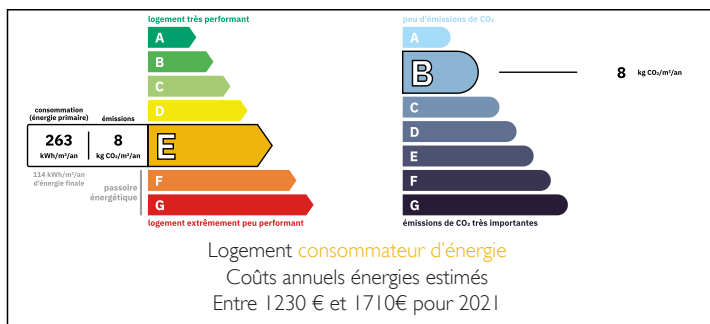
## IN BRIEF

Escape to the serene beauty of the Normandy countryside with this rarely available 2-bedroom French cottage, set on a generous 2-hectare estate in the sought-after area of Gouffern en Auge.

Surrounded by grand oak trees and boasting panoramic views, this idyllic property offers a peaceful rural lifestyle with everything in place for horse lovers: Equestrian-ready with securely fenced fields, stock and palisade fencing, established boxes and a natural pond – perfect for keeping horses happy and healthy.

Inside, the cottage exudes classic French charm, making it an ideal main residence or a low-maintenance holiday retreat. Whether you're seeking a quiet country lifestyle or a scenic weekend getaway, this property delivers tranquility, privacy, and natural beauty.

## 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 habitation: EUR

## DESCRIPTION

All on ground floor level

Entrance with built-in cupboard for coats and vests 3m2

Kitchen 12m2

Open plan living and dining room 25m2

Bedroom 1 10m2

Bedroom 2 8m2

Bathroom with shower cabing and handbasin 4m2

Separate WC

2 x French double doors from living room to patio of generous size 37m2 and panoramic views

Outbuildings

4 covered, open horse boxes 8m2 each

Large enclosed horse box 14m2

2 further closed horse boxes 10m2 each

Metal garden shed 8m2

Wooden horse tack shed 10m2

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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