

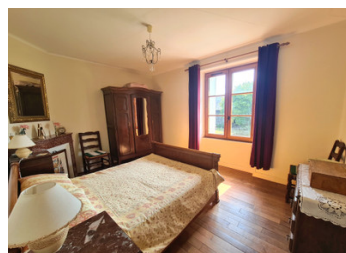
Spacious 5-bed country home on 1.2ha with good size outbuildings, and only 2.2km to Ceaucé

EXCLUSIVE



INFORMATION

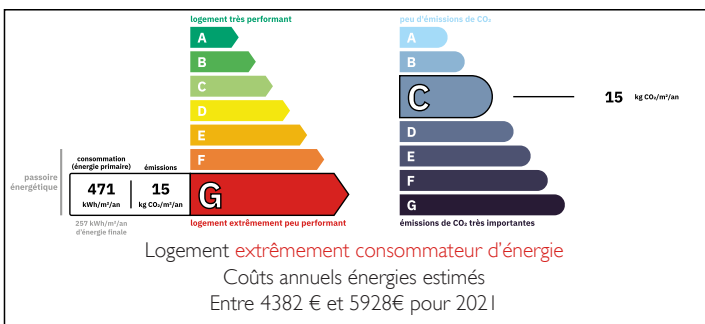
Town:	Ceaucé
Department:	Orne
Bed:	5
Bath:	2
Floor:	130 m ²
Plot Size:	12660 m ²



IN BRIEF

This handsome and spacious 5-bedroom home sits on just over 1.2 hectares of land and includes several large outbuildings, offering plenty of possibilities such as workshops, storage, or keeping animals. 2.2 km from the popular town of Ceaucé.

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

You enter through a welcoming hallway leading to a comfortable living room (20.5m²) with a fireplace that could be reopened. A bright, airy dining room (20.5m²) provides the perfect space for entertaining and flows into a fully fitted kitchen (6.3m²). Also on the ground floor is a generous bathroom (6.4m²) with ample space for a washing machine.

Upstairs, a solid wood staircase leads to five well-proportioned bedrooms, (14.2m², 13.4m², 11.8m², 9.4m², 9.3m²) all with wooden flooring and four featuring elegant marble fireplaces. An additional shower room (3.2m²) completes the first floor.

Several large outbuildings (lockable barn 70m², hangar 110m², barn 50m² and a bread oven with animal shelter) are perfect for those seeking workshops, space to house several vehicles, animals or storage.

Its extensive grounds are ideal for anyone wishing to keep livestock, create a large garden, or simply enjoy open space.

Perfectly located just 2.2 km from the lively town of Ceaucé with its shops and amenities, the property also benefits from excellent transport links: 35 minutes to the nearest station with direct trains to Paris, and 1 hour 40 minutes to the Ouistreham ferry port.

The house is being sold including furniture.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES