

A rare opportunity to enjoy authentic Normandy charm with beautiful countryside views

EXCLUSIVE



## INFORMATION

Town:	Gacé
Department:	Orne
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	1665 m2

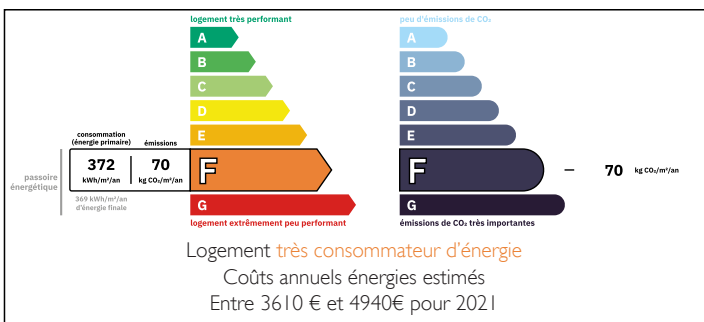
## IN BRIEF

Nestled in a peaceful and picturesque Normandy village, this delightful traditional colombage (half-timbered) home offers the perfect blend of character, comfort, and countryside charm. Set on a generous 1,665 m<sup>2</sup> plot, the property enjoys beautiful open views across rolling hills and a wonderfully tranquil setting.

The house provides approximately 80 m<sup>2</sup> of living space, thoughtfully arranged to suit both full-time living and a relaxing holiday retreat. Inside, you will find three bedrooms, including a convenient ground-floor bedroom, ideal for guests or easy single-level living. The home also features a bathroom and separate WC, adding practicality for family life or visitors.

At the rear of the property, the south-facing terrace is a true highlight—an inviting space to unwind, dine outdoors, and take in the sweeping countryside

## 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

Additional features include a carport for sheltered parking and ample outdoor space for gardening, entertaining, or simply enjoying the Normandy landscape.

Full of authentic charm and located in a quiet, idyllic village, this picturesque property would make an ideal lock-up-and-leave holiday home or a comfortable primary residence for those seeking the beauty and calm of rural Normandy.

Ground Floor:

Living / Dining room 38m<sup>2</sup>

Bedroom 10m<sup>2</sup>

WC

Kitchen 14m<sup>2</sup> with direct access to outside terrace

1st Floor

Bedroom 5m<sup>2</sup>

WC

Office/Rumpus 9m<sup>2</sup>

Walk in wardrobe 1.5m<sup>2</sup>

Bedroom 7m<sup>2</sup>

Bathroom (shower over bath) 4m<sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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