

Pretty cottage to finish renovating in the heart of picturesque St Fraimbault village.



## INFORMATION

Town:	Saint-Fraimbault
Department:	Orne
Bed:	1
Bath:	0
Floor:	62 m2
Plot Size:	0 m2



## IN BRIEF

Located in the flowery village of St Fraimbault with its lake, you'll have easy access to cycle routes, cider farms, and beautiful country walks. It's the perfect base from which to explore everything this national park has to offer. Mains water located outside the front of the house needs to be brought into the property allowing you to create your country kitchen and bathroom.

## 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

You enter directly into a bright 19 m<sup>2</sup> room, already double glazed and featuring a charming central fireplace. The windows and entrance door have been fitted, giving you a solid starting point for further renovation. Leading off this main room are two smaller spaces (3.9 m<sup>2</sup> and 2.7 m<sup>2</sup>) that would make an ideal kitchen area or practical storage rooms, along with a larger room awaiting complete renovation and ready for your ideas.

A beautiful hand-crafted oak staircase takes you to the first floor, where a generous 24 m<sup>2</sup> room offers the perfect space for a main bedroom, complete with original oak floorboards and two large double glazed windows that fill the room with natural light. The staircase continues up to the loft of 20m<sup>2</sup>, which could easily be converted into a second bedroom if required.

While the property has no private outdoor space, the delightful village of St Fraimbault more than makes up for it, offering lovely communal gardens, picnic areas and quiet spots to relax by its lake.

Mains water needs to be brought into the house and an electrician will need to separate the electrics that are currently shared with the neighbour. Bedroom and living room have double glazed windows.

1 hr 40 mins to the nearest ferry port  
1 hr to the Month St Michel coastline

-----  
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