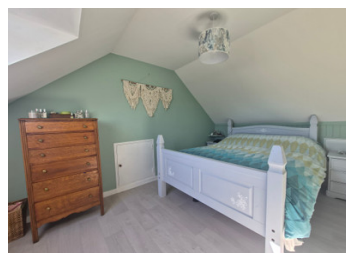


Pretty stone cottage in quiet hamlet not far from bustling Passais La Conception.



## INFORMATION

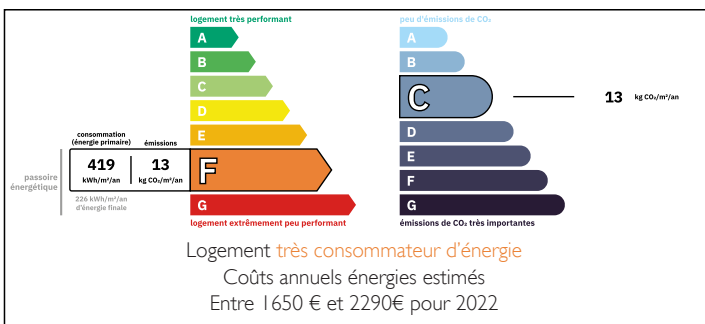
Town:	Passais Villages
Department:	Orne
Bed:	2
Bath:	1
Floor:	60 m <sup>2</sup>
Plot Size:	780 m <sup>2</sup>



## IN BRIEF

A cute two bed stone cottage in a rural hamlet setting. Tucked away at the end of a no-through lane, this is hidden gem, ideal for a holiday or permanent home, with beautiful views from the garden. The village of Passais La Conception with all amenities is around 2km away. Medieval Domfront is Approx 15km, Mont St Michel 64km, St Malo 111km, Caen 120km and Rennes airport 101km. Early Viewing is recommended.

## 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

Located at the end of a lane in a hamlet, this cottage is ideally situated not far from popular Passais Village, offering peace but not isolation.

Ground floor.

You enter into a large and light open plan Living/kitchen/diner of over 32m<sup>2</sup>. The kitchen offers solid wood units with a built-in hob and oven. Off here is an 9 m<sup>2</sup> bedroom and a 3.9m<sup>2</sup> shower room as well as a separate WC. There is access to the attached garage from the living room.

First Floor.

Solid wood stairs lead to a roomy landing area that has the potential to be made into another bedroom. There is scope to change the layout. Off the landing is the second double bedroom of 11 m<sup>2</sup>.

Outside.

The garden is laid mostly to lawn with a gravelled seating area directly in front of the house as well as space for parking. The 21 m<sup>2</sup> garage is accessed from here and at the back of the garage is a 7m<sup>2</sup> utility room where you find the electric hot water heater.

A ready to move into and easy to maintain property that must be seen.

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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