

TWO charming cottages with traditional features, large garden with unobstructed countryside views



EXCLUSIVE

INFORMATION

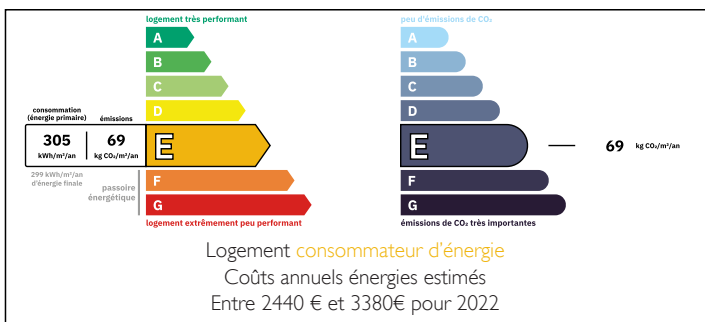
Town:	Saint-Ouen-le-Brisoult
Department:	Orne
Bed:	3
Bath:	3
Floor:	125 m2
Plot Size:	787 m2

IN BRIEF

Set in a peaceful hamlet with minimal passing traffic and open countryside views. Two separate stone houses, perfect gite potential, both houses have plenty of charm and traditional features throughout. Surrounded by beautiful countryside and pretty villages, just 10km from the spa town of Bagnoles de l'Orne, renowned spa town offering wellness facilities and leisure activities, Cross chanel ferries 105km Caen, Le shuttle 412km



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

House 1

The main house has been tastefully renovated while retaining many original features. The ground floor offers a spacious 30 sqm living room with a fireplace and wood burning stove, dining area, and staircase to the first floor. The adjoining fitted kitchen (12 sqm) includes a range of wall and base units, integrated oven with gas hob, and space for appliances. A ground floor shower room and useful storage cupboard complete this level.

Upstairs, the landing leads to a family bathroom with corner bath, two bedrooms (including a principal bedroom with built-in wardrobe), and an office or occasional bedroom.

House 2

The second stone cottage provides ideal guest or rental accommodation. The ground floor includes a fitted kitchen, modern fully tiled shower room, and a bright 22 sqm living room with patio doors and a recently installed double-glazed window.

The first floor offers a mezzanine office or occasional bedroom, along with a comfortable double bedroom enjoying open countryside views.

LOCAL TAXES

Taxe foncière: 758 EUR

Taxe habitation: EUR

NOTES

Outside

The garden is level and mainly laid to lawn, with mature flower borders, shrubs, and a patio area —perfect for outdoor dining. The property enjoys far-reaching rural views and benefits from gated access and additional communal parking.

House 1

Living room: 30 sqm

Kitchen: 12 sqm

Shower room: 5 sqm

Office: 7.2 sqm

Bedroom 1: 10 sqm