

Beautifully presented 3 bed property set in 2400m2 of garden with pool, double car port and outbuildings.



INFORMATION

Town:	Passais Villages
Department:	Orne
Bed:	3
Bath:	3
Floor:	133 m2
Plot Size:	2400 m2



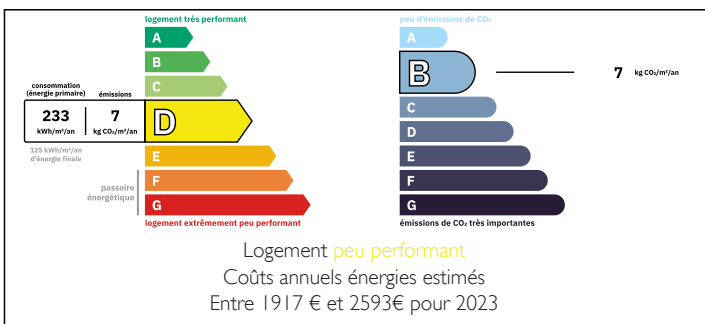
IN BRIEF

Set within a generous 2,400 m² plot, this beautifully presented country home blends original character features with stylish modern touches, offering spacious accommodation and lovely views over the surrounding countryside, while remaining just minutes from local amenities.

The property offers spacious open-plan living on the ground floor ideal for both everyday living and entertaining. There are three well-proportioned bedrooms, each with its own private bathroom.

Outside, the home has been thoughtfully arranged for enjoying the outdoor lifestyle. The garden features an above-ground swimming pool, a custom-built pizza oven, and dedicated outdoor entertaining areas, perfect for relaxed summer evenings and gatherings with friends and family.

ENERGY - DPE



This property comes with a conforming septic tank

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 into a spacious open-plan living area (57 m²), which forms the heart of the home. The modern kitchen offers plenty of storage and generous work surfaces, with lovely views over the garden and terrace. The dining area sits alongside a comfortable and generous lounge, creating a welcoming and sociable space for everyday living and entertaining. A wood-burning stove provides a beautiful focal point to the room and is perfect for cosy winter evenings. Exposed stone walls and oak beams add charm and character, giving this family space a warm and authentic feel. A stunning sun lounge (14 m²) enjoys 180° views over the garden and surrounding countryside, making it the ideal place to relax and enjoy the long summer days. A practical utility room (5 m²) provides additional storage and has direct access to the outside, making it the perfect boot room after countryside walks. A WC is also conveniently located on this floor. Upstairs, the landing leads to the master bedroom (12.8 m²) which benefits from dual-aspect windows, built-in storage and an en-suite shower room (3 m²). The second bedroom (11.4 m²) also includes built-in storage and its own en-suite bathroom (5 m²). The third bedroom (9.6 m²) has easy access to the family shower room (4 m²). Outside, the property offers just as much as the interior. The grounds include a two-car carport, storage shed, workshop, outdoor terrace, covered terrace, and a built-in pizza oven, creating a fantastic space for...

LOCAL TAXES

Taxe habitation:

EUR

NOTES