

Ideal holiday home! 2/3 bed cottage with outside space, situated in the pretty village of St Fraimbault.

EXCLUSIVE

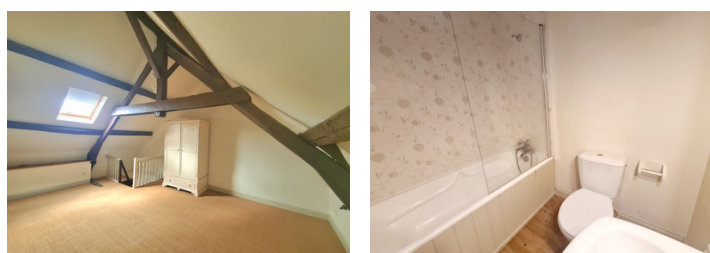
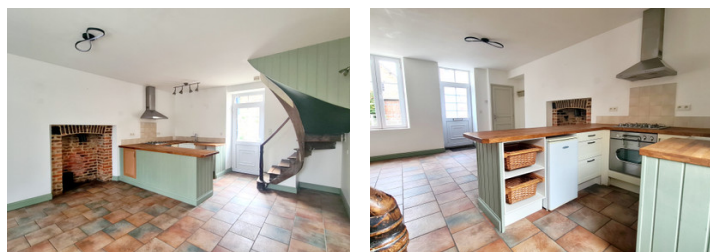


INFORMATION

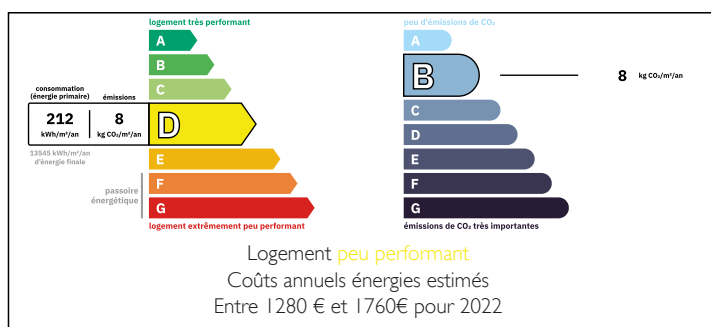
Town:	Saint-Fraimbault
Department:	Orne
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	75 m2

IN BRIEF

This attractive village cottage is ready to move straight into, set in the popular village of St Fraimbault. Full of charm and in a lovely location, it's a great base for enjoying everything this beautiful area has to offer.

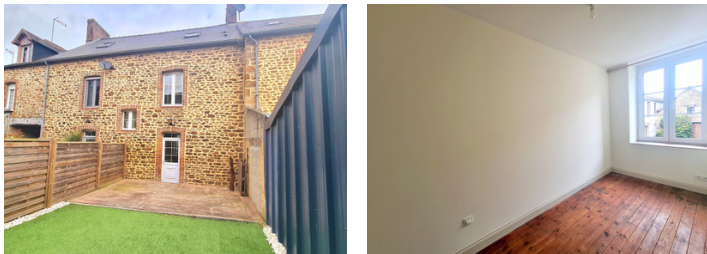


ENERGY - DPE



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

You enter into a bright living/dining with a fitted corner kitchen (24.3m²). There is underfloor heating, a fireplace ready for a woodburner if desired, and direct access out to the back garden. Fitted corner kitchen with plenty of storage space and works surfaces along with a built in electric oven with gas hob.

The original oak staircase leads to the first floor where you'll find a double bedroom (9.6m²) with original wood flooring, a built-in cupboard and feature fireplace. There is also a box room (6.8 m²), perfect as a single bedroom, dressing room or office, again with original wood flooring. The bathroom (3.8m²) on this floor includes a bath with overhead shower, WC and wash basin.

The oak staircase continues up to the second floor (16.8m²) where there is a further bedroom with original oak beams, a vaulted ceiling and a large Velux window, creating a light and airy space that works perfectly as a main bedroom.

Outside, there is private space with a large decked terrace and lawn area (artificial grass for easy maintenance). A real sun trap and a great spot for relaxing, entertaining or enjoying an aperitif.

St Fraimbault is a pretty village with lakeside walks, a local bar and restaurant, and from 2027 a convenience store selling local produce and fresh bread. The surrounding area is known for its cider and calvados from nearby farms, and the beautiful medieval town of Domfront is just 15 minutes away.

Around 1 hour to Mont Saint-Michel,...

LOCAL TAXES

Taxe habitation: EUR

NOTES