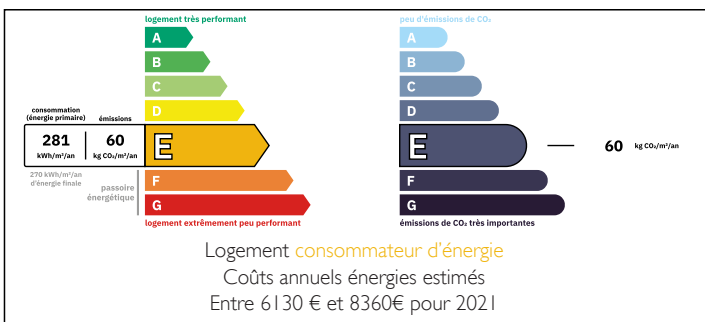


Spacious property with stunning views down the valley in the beautiful Suisse Normandie region.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Cahan
Department:	Orne
Bed:	4
Bath:	3
Floor:	180 m ²
Plot Size:	6152 m ²

IN BRIEF

A generously proportioned home set in an elevated position with breathtaking views across the valley, this versatile property is equally suited as a comfortable family home or an impressive holiday retreat.

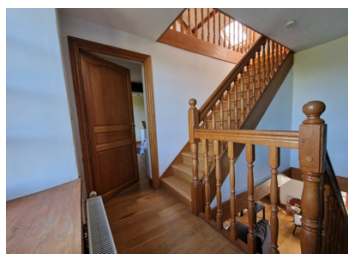
The house offers a spacious sitting room, alongside a substantial fully fitted kitchen and dining area designed for both everyday living and entertaining. There are four good-sized bedrooms, two of which benefit from en-suite bathrooms, and the layout also provides the potential to create an additional ground-floor bedroom if desired.

A vast integral garage presents further scope for conversion into additional living accommodation, if required, subject to planning permissions.

Outside, there is a large terrace ideal for enjoying the views, grassed areas, and a small hillside field. A

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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

Discreetly positioned behind a stone wall and accessed via large wooden gates, the property opens onto a spacious courtyard with ample parking for several vehicles, offering both privacy and practicality.

The entrance door leads directly into an impressive 30m² kitchen and dining room, featuring a character fireplace with wood-burning stove and a full range of quality fitted units topped with granite work surfaces—an ideal space for both everyday living and entertaining.

The adjoining sitting room is particularly generous at 48m², also with a fireplace and wood burner and a striking oak staircase that adds warmth and character to the space.

From the kitchen, a corridor provides access to a 15m² utility room with an external door, as well as a shower room with shower, basin and WC. This area could easily be adapted to create a ground-floor bedroom if required. A secondary staircase is also located here, along with internal access to the integral garage (40m²), offering excellent potential for further development, subject to the necessary permissions.

The main oak staircase rises from the sitting room to a spacious 30m² bedroom with en-suite shower room. It then continues to the second floor, where a further large bedroom 32m² is complemented by an en-suite bathroom area ready to be finished, with plumbing already in place.

The second staircase leads to a separate landing serving two additional bedrooms (22m² and 11m²) and a family bathroom, providing flexible accommodation well suited to family life or guest use.

Outside, the front of the property...

LOCAL TAXES

Taxe habitation:

EUR

NOTES