

A superb home with 3 bedrooms, in very easy walking distance to the vibrant town of Domfront.

## EXCLUSIVE

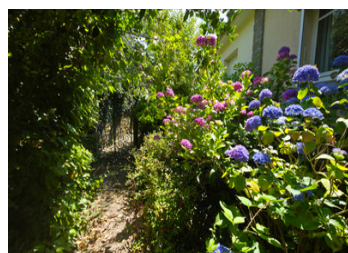
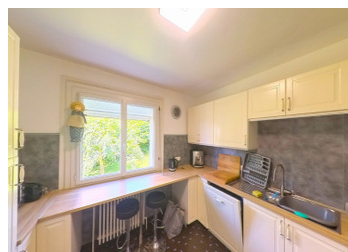
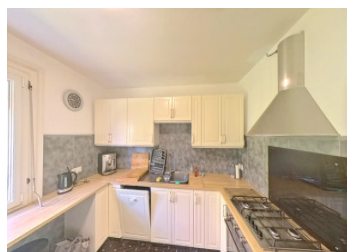


## INFORMATION

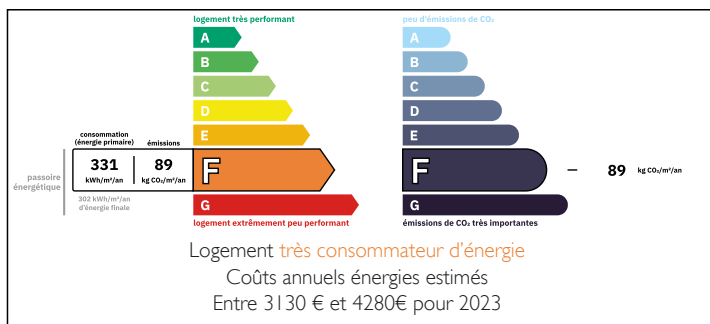
|             |                      |
|-------------|----------------------|
| Town:       | Domfront en Poiraise |
| Department: | Orne                 |
| Bed:        | 3                    |
| Bath:       | 1                    |
| Floor:      | 80 m2                |
| Plot Size:  | 524 m2               |

## IN BRIEF

A semi detached house built of concrete blocks and stone, with a tiled roof, connected to the mains drainage system, fitted with an oil-fired central heating system, comprising  
On the ground floor: kitchen, living room, lounge/bedroom, 2 further bedrooms, bathroom, toilet, hallway and fitted cupboards,  
A basement garage and further convertible space.  
Land. surrounding the property.

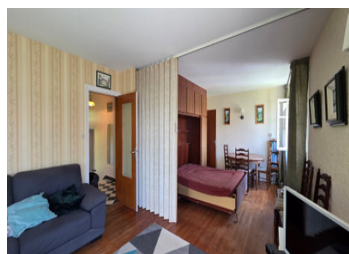


## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 950 EUR**

## NOTES

## DESCRIPTION

This charming and property is to die for and so convenient to all that the medieval town of Domfront has to offer, including boutiques, restaurants, the historic castle invaded by William the Conqueror, delightful cobbled streets and its famous Eglise St Julien at the top of the town. You can take a break and refreshing drink at the charming medieval Normandy Bar.

Regular weekly Friday market and annual medieval festivals are super to participate in the dancing if you like or just relax in the Brasserie Central the heart of Activity serving endless coffee and super snacks.

The property overlooks a beautifully manicured lawn from the south facing balcony. At the rear is a charming passage way running directly to the town. The spacious and light lounge extends into a double bedroom and or super dining area that could comfortably seat 10.

A large bathroom with separate toilet and two more comfortable bedrooms complimented by a very modern and spacious light and bright kitchen recently modernised for ease of use.

Altogether a super second home or a permanent home for a couple with family.

Room areas:

Lounge : 30.18 m<sup>2</sup>

Kitchen : 10.20 m<sup>2</sup>

Entry hall : 2.48 m<sup>2</sup>

Landing : 5.56 m<sup>2</sup>

Bedroom 1 : 14.06 m<sup>2</sup>

Bedroom 2 : 10.66 m<sup>2</sup>

Bathroom : 3.25 m<sup>2</sup>

WC : 1.38 m<sup>2</sup>

Sous-sol rooms:

Garage 24.96 m<sup>2</sup>

Workshop 26.06 m<sup>2</sup>

Hallway 5.50 m<sup>2</sup>

Cellar 9.22 m<sup>2</sup>

Boiler room 11.83 m<sup>2</sup>