

Spacious 5 bed bedroom detached property with large garden, outbuildings and minutes from amenities.



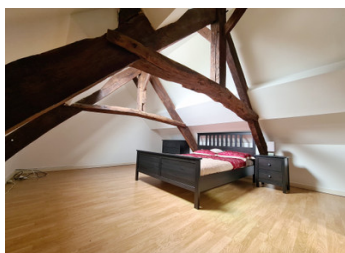
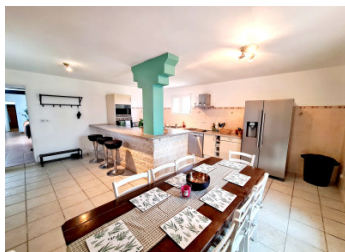
INFORMATION

Town:	Passais Villages
Department:	Orne
Bed:	5
Bath:	2
Floor:	183 m2
Plot Size:	2430 m2

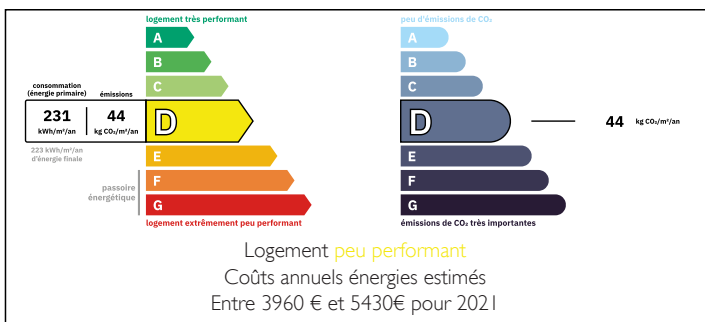
IN BRIEF

This charming stone house combines character, space and comfort in a peaceful setting with beautiful countryside views. Offering a spacious fitted kitchen/diner, a cosy lounge with a wood-burning stove, a ground-floor bedroom with en-suite, and four generous first-floor bedrooms, including a principal suite, this bright and welcoming home is ideal for family living.

Outside, a large garden, garage, original bread oven and several versatile outbuildings provide endless possibilities for storage, workshops or hobbies. Located just 6 km from Passais la Conception and 7 km from the market town of Gorron, this delightful property has so much more to discover...



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

Tucked away at the end of a quiet country lane, this attractive stone property enjoys a peaceful setting with beautiful countryside views, while remaining within easy reach of local amenities.

The house is bright and welcoming throughout, offering spacious and well-proportioned accommodation. The heart of the home is the large, fully fitted kitchen and dining room, perfect for family living and entertaining. This sits next to a large room that is great for entertaining or the perfect games room. The comfortable lounge features a wood-burning stove, creating a warm and inviting atmosphere. Also on the ground floor is a generous double bedroom with its own en-suite shower room, providing flexible accommodation for guests or multi-generational living and a separate WC.

Upstairs, the property offers four very spacious bedrooms, including a principal bedroom with en-suite facilities, together with a good size family bathroom. Attractive wood flooring throughout the first floor enhances the light and airy feel of the home. The loft has also been converted to a room so could make the perfect 6th bedroom.

Outside, the property is approached via a private driveway and sits within a large garden enjoying lovely open views across the surrounding countryside. A range of useful stone outbuildings provide excellent space for workshops, storage or hobbies, in addition to a garage and an original bread oven, adding further character and potential.

Located just 6 km from Passais la Conception and only 7 km from the bustling market town of Gorron, this delightful property...

NOTES