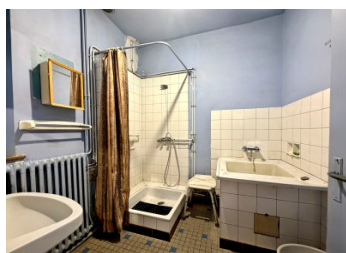


Set in 1.4 hectares stands this 3 bed farmhouse with outbuildings and cottage to renovate.



INFORMATION

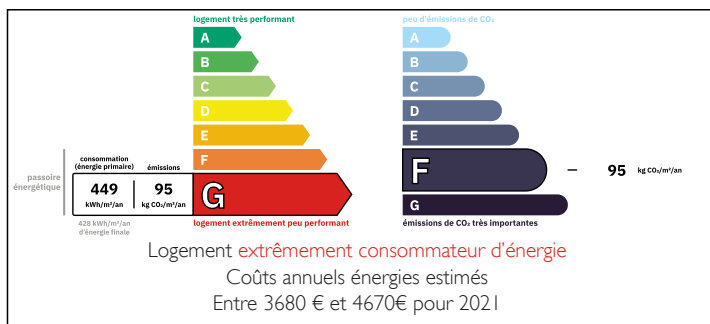
Town:	Saint-Ellier-les-Bois
Department:	Orne
Bed:	3
Bath:	1
Floor:	106 m2
Plot Size:	17600 m2



IN BRIEF

This charming three-bedroom farmhouse enjoys spectacular countryside views and sits within approximately 1.4 hectares of land. The property also includes several outbuildings, a separate cottage in need of renovation and a small orchard. Ideal for those with horses or other animals, anyone looking for workshop space or a variety of projects, the property offers excellent potential for a self-sufficient lifestyle. Subject to the necessary permissions, the separate cottage could also be transformed into a gîte or guest accommodation.

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

Farmhouse

This attractive south-facing stone farmhouse with a slate roof is a spacious family home full of character and original features. While some updating would allow you to put your own stamp on it, it already offers comfortable accommodation and enjoys beautiful uninterrupted countryside views.

The entrance hall (7.8m²) welcomes you with its original tomette floor tiles, which continue through into the spacious living room (27.6m²). With two large windows overlooking the surrounding countryside and a fireplace with an insert wood burner, it's a warm and inviting room to enjoy all year round.

The kitchen (12.6m²) is ready for a new owner to create their dream space and also benefits from lovely rural views.

Also on the ground floor are a shower room (4.6m²), a separate WC and a useful storage cupboard, perfect for coats and shoes.

Upstairs, the landing leads to three good-sized double bedrooms (18.3m², 11.16m², 18.3m²). Each enjoys wonderful countryside views and retains its original wooden flooring, adding to the farmhouse's charm. One bedroom is large enough to create an en-suite bathroom if desired.

Outbuildings

The property comes with an excellent range of outbuildings including an open fronted barn (48m²), 2 storage barns (26.20m² and 31.3m²), tractor store (31m²), barn with original storage press (47m²), work shop (34m²), barn containing oil tank (51m²), lean to stable/animal shelter (104m²), open fronted hangar ideal for storing camping cars or other large machinery due to being 7m high (165m²).

NOTES