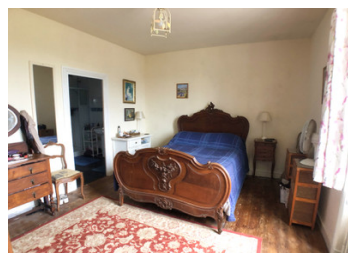


## UNDER OFFER - Character village house with 4 bedrooms, lovely garden, outbuilding/garage



## INFORMATION

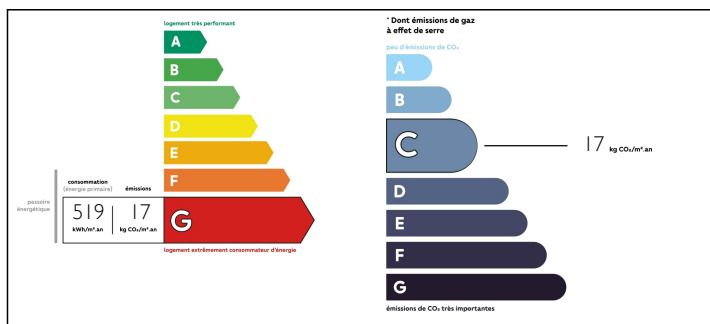
|             |                  |
|-------------|------------------|
| Town:       | Passais Villages |
| Department: | Orne             |
| Bed:        | 4                |
| Bath:       | 2                |
| Floor:      | 125 m2           |
| Plot Size:  | 800 m2           |



## IN BRIEF

This house comes with a lot of character and potential with its spacious and bright rooms, high ceilings and beautiful wooden floors and staircases. A lovely garden entirely private lays at the back and sides of the house, ideal to enjoy the quiet of the area. The outbuilding comprises a garage, workshop and former guest room which would be suitable for a gîte or simply for an independent habitable space. The house is ideally located within walking distance to the centre of the village with its bakery, butcher shop, small grocery shop, pharmacy, restaurant.. The medieval town of Domfront is just 12km away with all amenities and services. The house is connected to the mains drain. The heating system will need replacing.

## 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

From the kitchen, you access the dining room then a spacious living room with a door to a lovely patio.

On the second floor you will find 3 bedrooms :

- an ensuite bedroom with shower and toilet
- two bedrooms separated by a hallway
- a spacious bathroom with toilet

The third floor comes with a small bedroom with currently two single beds and a toilet then an attic space convenient for additional storage space.

The outbuilding faces the rear of the house, it comprises with a workshop, garage, spaces to store wood and bikes. Upstairs used to be a guest room which will need renovating.

The garden expands at the rear and sides of the house, it is private and peaceful. It comes with trees, green spaces, a terrace and the patio accessible directly from the living room.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES