

A superb renovation has been done to create this beautiful family home with a touch of class.



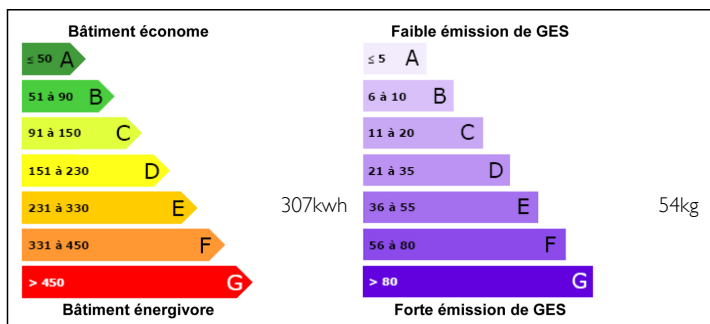
## INFORMATION

Town:	Saint-Christophe-de-Chaulieu
Department:	Orne
Bed:	4
Bath:	3
Floor:	0 m2
Plot Size:	4261 m2

## IN BRIEF

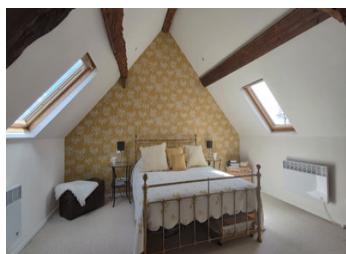
You can move soon into this dream home, with superb kitchen design, ideal for entertaining. Beautiful guest bedrooms, 2 ensuite & family bathroom and at one end of main house an external room with potential for a self contained room to let out with its own entrance, the other end contains large garage. A large outbuilding/ barn is available with fully concreted floors containing various rooms with external access for chickens and livestock. Also vegetable garden all fenced and gated. Easy access to the vibrant towns of Vire, Flers and Tinchebray with many good restaurants, schools, sports facilities and boutiques. Train stations at Vire and Flers direct to Paris in 2 hours or the coast in one half hour. Near one of the highest points in the area at Chaulieu, for fantastic panoramic views. The property has electric, oil fuelled and large wood burning stoves for heating depending on your...

## 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

360 Virtual Tour available on request.

A stone built house comprising:-

On the ground floor; entrance with WC, living room, kitchen, laundry room,.

On the first floor; three bedrooms, bathroom, WC and shower room with WC.

On the second floor; bedroom with shower room and WC.

Outside and adjoining - Garage, workshop Attic on the whole.

Stone outbuilding with fireplace.

Land.

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

## LOCAL TAXES

Taxe foncière: 1256 EUR

## NOTES