

**\*\* Under Offer \*\*** Beautiful cottage for renovation with lots of potential in idyllic setting with outbuildings

**EXCLUSIVE**



## INFORMATION

Town:	Lougé-sur-Maire
Department:	Orne
Bed:	2
Bath:	1
Floor:	54 m2
Plot Size:	6360 m2

## IN BRIEF

Beautiful two bedroom cottage ready to lock up and leave as a holiday home, or to renovate and be the potential for a quiet permanent residence. Plenty of storage and space with a garage, separate outbuilding and an attached annexe. There is a woodburner for heating, and tiled throughout with glass french door that offer access to the outside. This a must see 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: 243 EUR

## NOTES

## DESCRIPTION

Entering the property you are in the open plan kitchen / dining area (22m<sup>2</sup>), to the right of this is a room currently used as a living room (11m<sup>2</sup>) or could be used as a bedroom. Further to the back of the kitchen is a corridor that has stairs to the first floor, and at the end of the corridor is the bathroom and separate toilet.

On the first floor is an antechamber (9m<sup>2</sup>) before entering the double bedroom (12m<sup>2</sup>).

Attached to the house on one side is an enclosed and lockable garage of 20m<sup>2</sup> that has a little laundry area and houses the Hot Water System. On the other side of the house is an annexe open on one side that has 57m<sup>2</sup> of undercover space that could be utilised as another 1 bedroom holiday let, or added to the main house to provide more living space.

Separate to the main house is an outbuilding that has two parts to it of 16m<sup>2</sup> and 25m<sup>2</sup>, but does need some work to it, otherwise is a character building in its own right. All of this on a manageable size plot of land of 6360m<sup>2</sup>.

Nearest town for bakery, ATM, convenience store and doctors is Rannes 6.5 kilometres (7 minutes by car)

15kms (16 minutes) to autoroute A88 for connections to Caen ferry services (81kms/1 hour) or north to Calais/Belgium.

Argentan is the main town for all major services/hospital/hypermarket which is 21 minutes by car (20kms).

-----

Information about...