

Introducing this charming 3 bedroom stone cottage with garden in the heart of the village next to the church.

EXCLUSIVE

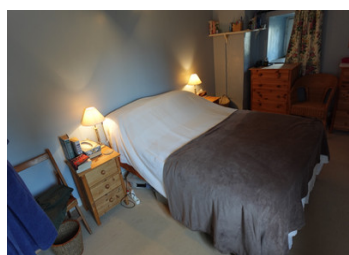


INFORMATION

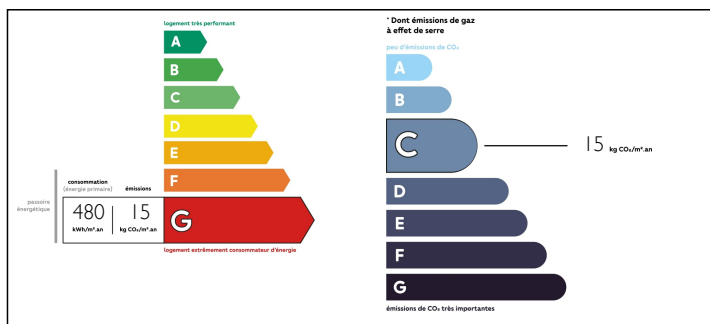
Town:	Juvigny Val d'Andaine
Department:	Orne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	342 m2

IN BRIEF

Discover this charming stone and brick cottage nestled in the heart of the village of La Baroche, situated next to its picturesque Norman church. Featuring 3 good sized bedrooms, an open living space on the ground floor, with living room and kitchenette. There is also a modern shower room, buanderie/laundry room, and a wood shed. This cosy property would be ideal as a secondary home, with a small garden that is easily maintained, or as a main residence for a couple or young family looking to get on the property ladder in a lovely and affordable area of rural Normandy. Near by :
 -Domfront: 5m -Caen ferry port: 1h20 -Flers train station: 30mins -Paris: 3h30 -Mont St Michel: 1h30
 Please read the full description for further details (available on listing on the Leggett website) and enquire for more photos. .



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

As you enter through the front door you'll be welcomed into the inviting and homely kitchen. Some exposed beams partition the two spaces and you can look through from the kitchen to the living space. The kitchen is fitted with everything that you need to cook up a storm. The living room boasts more of those wonderful tared exposed beams and a charming fireplace, creating a cosy ambiance which just invites relaxation. Remaining downstairs, we find a well-appointed modern shower room with WC and hand basin. Additional practical spaces include a laundry and utility room, ensuring that daily tasks are easily managed. A wood store facility can be found here also.

Upstairs you'll find a WC conveniently located to our left. There are three generously sized bedrooms which all feature windows that fill the rooms with natural light. All of the bedrooms are large enough to take a double bed comfortably.

Stay comfortably warm during the winter with the convenience of both central heating and electric heating options. Mains water and drainage is also connected.

Parking is a breeze with access available in front of the house and around the side through the courtyard. The property features a garden spanning across 200m², offering enough room for outdoor relaxation and gardening, but without too much maintenance - handy if you were looking to make this a holiday home.

Near to the stunning spa town of Bagnoles de l'Orne and the Andaine Forest, and near the Medieval market towns...

NOTES