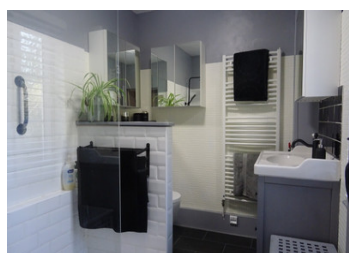


Pretty cottage full of character with a beautiful garden, in a small hamlet a few minutes from a popular town.

EXCLUSIVE



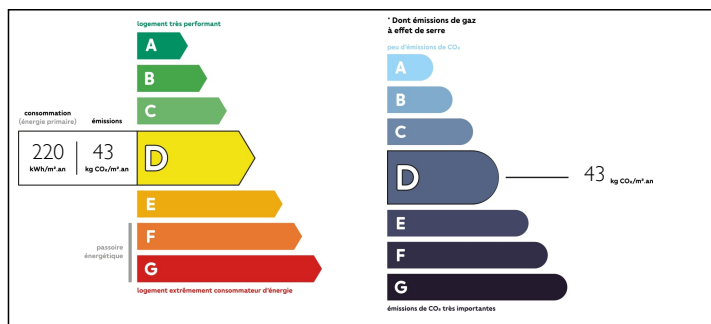
INFORMATION

Town:	Pointel
Department:	Orne
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	1249 m2

IN BRIEF

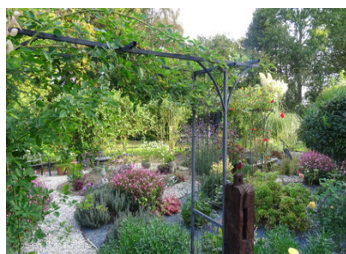
This delightful cottage with lovely private garden, is the perfect bolt hole for a holiday home, or equally suited to a couple searching for a permanent residence. Ready to move into, the vendors have carried out extensive works, including new kitchen, shower room, heating system, fosse septique and double glazing. There is also a good size garage/workshop and private parking. Situated in a small hamlet, just a few minutes drive from Briouze a popular market town with all amenities, including train station, Paris direct.

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

Entrance porch leading directly into the large open plan ground floor with;

Sitting/dining area 28m2, with French doors leading to terrace and rear garden.

Fitted kitchen 8m2

Bathroom with shower, basin and wc.

Stairs to;

Bedroom 16m2 with small ensuite wc and basin.

Feature beams.

Bedroom 10m2

Outside, double gates give access to a gravelled parking area and garage. Further gates lead to the beautiful rear garden, filled with an abundance of flowers and shrubs, small vegetable plot, lawn and a further large grassed space behind.

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

NOTES