

Deceptively spacious 5 bedroom pavillon with generous size garden. Well situated in a quiet hamlet yet just a short drive from a busy market town with all...



## INFORMATION

Town:	LE GRAIS
Department:	Orne
Bed:	5
Bath:	2
Floor:	138 m2
Plot Size:	2002 m2

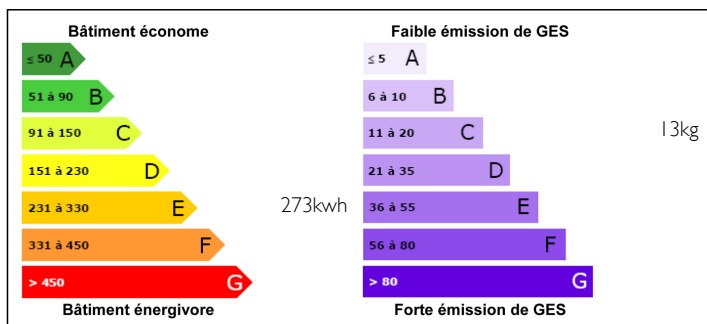


## IN BRIEF

Well maintained property offering lots of space with flexible accommodation. Lovely family home ready to move in to with five double bedrooms plus the potential for a sixth.



## 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

Set in the middle of a large garden this property comprises;

Entrance porch, open to

Fully fitted kitchen, new units and island work space. 11m<sup>2</sup>

Open plan living dining area with insert woodburner and French doors to the garden. 36m<sup>2</sup>

Corridor giving access to;

Bedroom 1 with French window 12m<sup>2</sup>

Bedroom 2 with French window 10m<sup>2</sup>

Bathroom with bath, shower and two basins.

Separate wc with hand basin.

Stairs from the living area lead to a landing off of which you will find;

Bedroom 3 15m<sup>2</sup>

Bedroom 4 12m<sup>2</sup>

Bedroom 5 13m<sup>2</sup>

Bedroom/dressing room 10m<sup>2</sup>

Bathroom with bath, basin and wc.

Storage room 7m<sup>2</sup>.

Stairs from the kitchen lead down to the large sous sol area which has

Large room 27m<sup>2</sup> with window and tiled floor, ideal for a hobbies/teenagers room.

Storage room 15m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 978 EUR**

## NOTES