

A fantastic opportunity to restore a beautiful stone longere to restore with over two acres of land at a low price for quick sale located in beautiful...



## INFORMATION

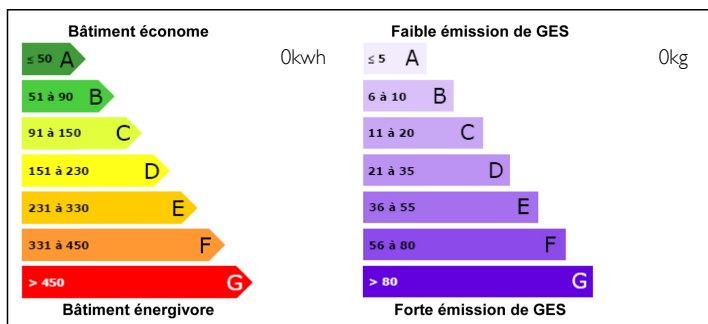
Town:	BEAUCHENE
Department:	Orne
Bed:	2
Bath:	1
Floor:	63 m2
Plot Size:	8803 m2

## IN BRIEF

This lovely property offers many options and opportunities with a large field, enclosed vegetable garden, orchard and many outbuildings. Just 1.5 kms to Beauchene, 4 kilometres from medieval Lonlay L'Abbaye, in a lovely secluded location in rolling countryside. All local amenities in Lonlay including schools, medical centre etc. The spa town of Bagnoles de l'Orne just 30 minutes by car and Saint Lo with its famous horse show and equestrian centres is under an hour away. Cross Channel ferries and Normandy beaches under 1.5 hours.



## 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

A long building on two floors separated in several sections which could provide a large family home or several gites. All the windows and doors have been replaced with good quality UPVC doubled glazed units. The property is supplied by well water but the water mains are ready to be connected just outside of the house which comprises of:

First section with slate roof, on the ground floor:

- living room: - 29 m2 with fireplace
- toilet: - 3 m2

On the first floor:

- Landing: - 6.5 m2
- Bedroom: - 21 m2 one window and a partition to provide privacy for a second bed
- Bathroom: - 3 m2 with small window, shower and washbasin

A second section with a corrugated roof provides on the ground floor:

- Barn with oil tank
- Boiler room: - 32 m2 with stairs to the first floor:
- Room 1: - 29 m2 with window
- Room 2: - 23 m2 with window

A third section also with a corrugated roof consists mostly of barn and garage.

Some structural work may be needed to one of the barns.

A byre of 103 m2 runs along the back of the whole house.

## LOCAL TAXES

**Taxe foncière: 150 EUR**

## NOTES

### OUTSIDE

There is a small garden at the front of the house with a communal path creating a separation between the house and the vegetable garden and orchard.

There is a grassed area at the back of the property and a large field on one side surrounded by many mature trees in hilly countryside. The well can be...