

Beautiful, renovated semi-detached family home 2.6km from Passais la Conception, 10km from medieval Domfront.

EXCLUSIVE



## INFORMATION

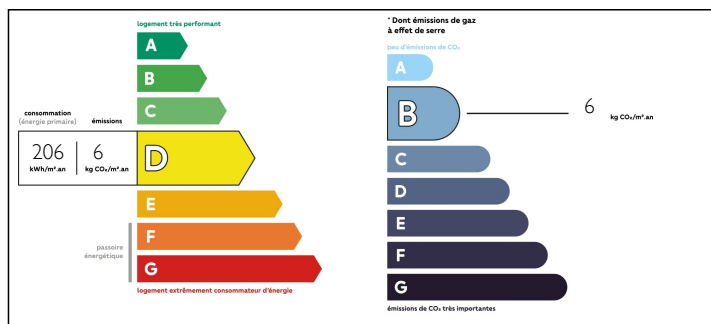
Town:	PASSAIS LA CONCEPTION
Department:	Orne
Bed:	3
Bath:	3
Floor:	180 m2
Plot Size:	1523 m2

## IN BRIEF

Roomy three bedroom stone house, architect designed, with separate stone barn oozing character and original features. A quality renovation, this property is blend of character with modern convenience and some contemporary touches; the space is excellent, with scope to change the layout. It is situated in a quiet rural hamlet, with amenities within easy access less than five minutes' drive away. Ferries and airports within two hours. St Malo 111km and Caen Ouistreham 121km. Plans and more information are available upon request.



## ENERGY - DPE



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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

This is a deceptively spacious property situated in a quiet rural hamlet. An end of a terrace of 200 year old rural dwellings, this is a south-facing, double fronted stone farmhouse that has been extended at the rear to incorporate a pretty colombage building with an adjoining former bread oven.

Surrounded by fields the buildings are ranged along a private lane for access. The barn faces the house across the access lane.

### Ground Floor.

You enter a large 27m<sup>2</sup> hallway with the large and light double aspect 37.6m<sup>2</sup> living room with feature fireplace and woodburning stove to your left. Ahead of you is the bright kitchen of 23m<sup>2</sup> with doors leading to a sunny patio area. Beyond the kitchen towards the back of the house, you find a small utility area that also houses the hot water heater and a good sized 16m<sup>2</sup> work room with stairs leading to the third bedroom on the first floor, making it easy to divide the house should you wish to.

### First Floor.

Wood stairs with glass balustrading take you to an impressive, light landing that acts as a reading/office area of about 32m<sup>2</sup> into eaves and taking into account the stairs.

To your left is the large triple aspect master bedroom of 32m<sup>2</sup> and to the right of the stairs is a shower room of 5.49m<sup>2</sup>. Another doorway that goes through to the second bedroom of 21m<sup>2</sup> into eaves. A door off this bedroom goes to a vestibule...

## NOTES