

Roomy detached rural cottage with substantial outbuildings in an acre close to Beauchene near Tinchebray. Price negotiable.



## INFORMATION

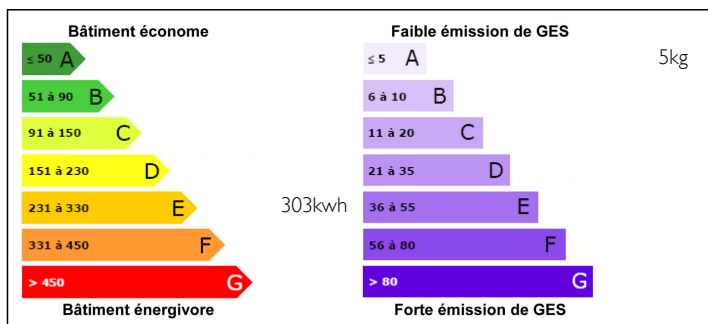
Town:	BEAUCHENE
Department:	Orne
Bed:	3
Bath:	2
Floor:	98 m2
Plot Size:	4047 m2



## IN BRIEF

2/3 bed detached cottage oozing character with large outbuildings in 4000m2. Peaceful hamlet location and quite private. The pretty village of Beauchene is 2km, the larger towns of Tinchebray 13km and Flers with mainline trains to Paris 16km. Airports and ferries within 2 hours. Caen less than 90mins or about 98km. St Malo and Dinard airport around 114km or 90 mins approx.

## 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

Situated off a quiet lane, this pretty cottage renovated in the last twenty years offers tons of potential.

### Ground Floor.

We enter into a large 30m<sup>2</sup> kitchen/diner with fireplace and woodburning stove. Offer here is a bathroom of approx. 5m<sup>2</sup>. Down some stairs you find what could be a dining room of around 18m<sup>2</sup> with fireplace and separate access to the outside. Up another short flight of steps from the kitchen/diner is a cosy living room or third bedroom with fireplace of around 16m<sup>2</sup>. The space is excellent.

### First Floor.

Here we find two double bedrooms of approx. 11.5m<sup>2</sup> with a small separate shower room. The attic above is undeveloped.

### Outside.

The outside space to the front is mostly gravelled for easy maintenance with a small grassed paddock to the rear. However, it may be the outbuildings that will attract some of you. In front of the house is a large double garage/workshop. Across the access lane opposite the house are two massive barns that make great storage and have the potential for conversion, subject to permissions. There is only one other neighbour in the hamlet, a little further down from this property. There is huge potential here.

Viewing is highly recommended to appreciate the location and space in this very attractive property.

## NOTES