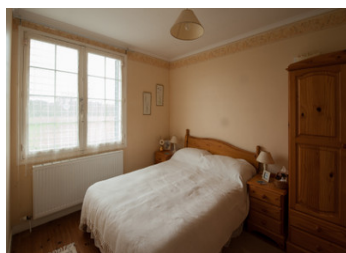
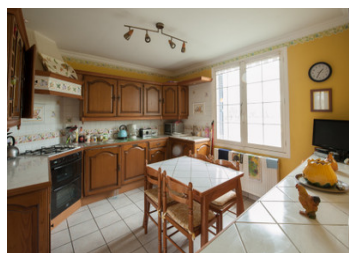


UNDER OFFER House with three/four bedrooms with fantastic views across the countryside.



INFORMATION

Town:	Ceaucé
Department:	Orne
Bed:	4
Bath:	2
Floor:	102 m2
Plot Size:	3580 m2



IN BRIEF

House with 2 bedrooms on the main floor, and a further bedroom and additional sleeping area in the converted attic, this would make an excellent holiday home or permanent family home. There is a garage/workshop, summer kitchen and utility room below.

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

This attractive house has been maintained and enhanced to a very good standard and provides comfortable and light accommodation over three floors. Entry is into a hallway on the main floor at the rear of the house. To the left from the hallway is access into the living room (5.2m x 3.8m) which has space for a good sized suite and a dining table. There is a wood burner in the corner and the rear of the room opens out to the conservatory through french windows.

To the front of the living room is access to the kitchen, which can also be reached from the hallway. The kitchen (3.7m x 3.4m) is fully equipped with built-in base and wall cupboards, and integrated hob and double oven.

Going back to the hallway from the kitchen there is a modern tiled shower room with shower, hand basin and a WC, and there is also a separate WC. There are two good sized bedrooms on this floor (4.5m x 3.7m and 3.4m x 2.7m).

Stairs from the hall lead to the upper floor which is a very nicely and skilfully converted attic. To one end is an "L-shaped" landing and large sleeping area with room for two beds or more. This area could be easily separated into an enclosed bedroom with separate large landing with the addition of a partition wall.

At the other end of the converted attic...

LOCAL TAXES

Taxe foncière: 515 EUR

Taxe habitation: 530 EUR

NOTES