

UNDER OFFER -Lovely 2 bedroom detached house in the beautiful village of Ceaucé successfully rented as a gîte.



INFORMATION

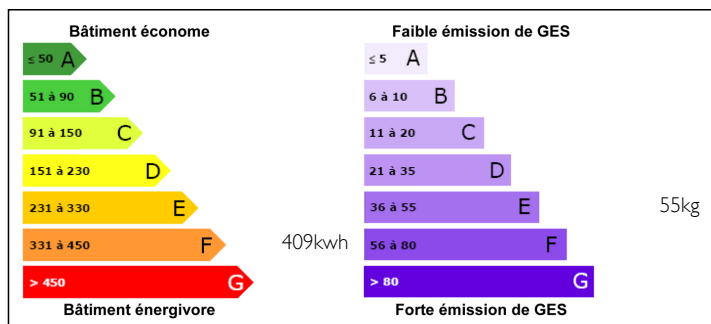
Town:	Ceaucé
Department:	Orne
Bed:	2
Bath:	1
Floor:	83 m2
Plot Size:	180 m2

IN BRIEF

This pretty house is ideally located at walking distance from the centre of Ceaucé where you will find a bakery, restaurant, butcher shop, nurse office as well as a lovely small lake to go on walks. The house is in good condition and move-in ready, it is connected to the mains, with double glazed windows and an heating system including two wood stoves and oil radiators (boiler will have to be replaced). Set back from the road, you will benefit from a private space with a large outdoor parking area. The garden is also without important maintenance, and has space for a barbecue area and a small vegetable plot if you like. The garage and workshop allow significant additional storage spaces. 10km from Domfront (supermarket, shops and services) 22km from the city of Mayenne 115km from the Channel Ferries in Ouistreham and Rennes Airport



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

The house is set back from the road (about 18m). A private path leads you directly to a courtyard allowing a large parking space.

The front door opens onto a spacious fitted kitchen including a storage room. Then you access a separate dining room comprising a wood stove and the staircase to the first floor. In continuity a door takes you to a nice living room which has plenty of light thanks to its two windows and French window opening onto the garden. It also includes a wood stove.

Upstairs:

The staircase leads to a hallway opening to its right on a bedroom and to its left on a room currently used as an office.

From this room you access the spacious and modern shower room with toilet as well as a double bedroom.

A garage is attached to the house, accessible directly from the courtyard. It can accommodate a car and bicycles.

A workshop is located at the back of the house, divided into two communicating spaces of approximately 20m² and 10m², it allows for a nice additional storage area.

The garden is approximately 180m². It is fairly private aspect and not overlooked and will be perfect to enjoy the sunny afternoons and summer evenings in peace. It can allow a barbecue area as well as a small vegetable patch without high maintenance.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES