

Gorgeous detached country home in quiet hamlet close to popular St Fraimbault.

EXCLUSIVE



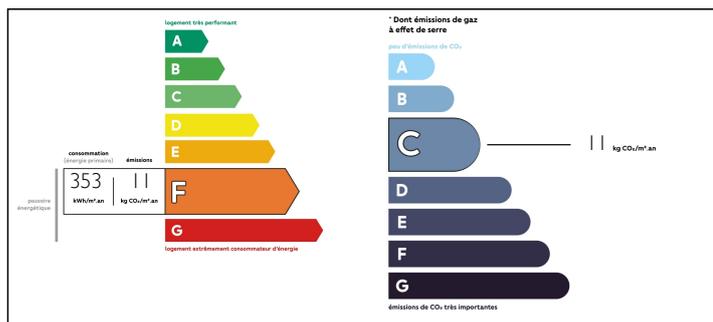
## INFORMATION

Town:	Saint-Fraimbault
Department:	Orne
Bed:	4
Bath:	3
Floor:	180 m <sup>2</sup>
Plot Size:	4065 m <sup>2</sup>

## IN BRIEF

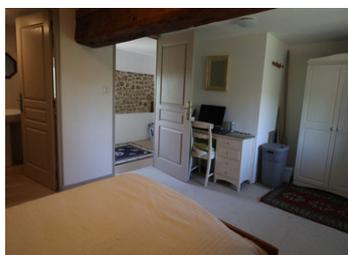
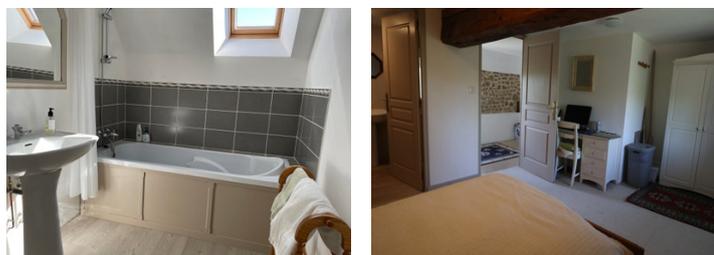
Large detached, renovated four bedroom stone house in just over an acre, full of character and original features with generous outbuildings surrounded by a mature garden. A wonderful rural location that is private, but not isolated, 2km from the award winning flower village St Fraimbault that has a small shop and bar as well as a superb communal lake. Passais la Conception is 6km away with all amenities and the larger towns of Domfront and Gorrion are 13 and 16 km respectively. St Malo is 120km and Rennes 100km, with mainline train to Paris in Flers at 35km.

## 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

Accessed down a long lane, in a small hamlet.

### Ground Floor.

You enter into a large double aspect kitchen space of 28m<sup>2</sup>, with feature fireplace and a good sized light and the double aspect 25m<sup>2</sup> sitting room, also with fireplace is to your right. There is more than enough room in the kitchen for a good sized table and chairs. To the left of the kitchen a doorway goes through to a 10m<sup>2</sup> utility room, with a separate WC. Another door goes through to a barn/workshop area and there is also access via a second doorway to outside and stairs that lead to the second part of the house.

### First Floor.

Stairs in the living room take us to a landing where you find two very generous double bedrooms of 17 and 24m<sup>2</sup>, both of which are en suite. The ceiling height is good and the attic conversion has been created sympathetically, retaining the character of the building.

Stairs in the foyer off the utility room then lead to a large and light landing 22m<sup>2</sup> area with two further double bedrooms of 16 and 12m<sup>2</sup> as well as a separate 5m<sup>2</sup> recently renovated family bathroom.

There is scope to alter the layout and the space is super.

The house is part double glazed with heating by wood-burning stoves. The property has been recently rewired, with new plumbing. The septic tank has been replaced within the last seven years.

### Outside.

The garden is mature with established...

## NOTES