

Pretty 3 bedroom stone house in a quiet hamlet just minutes from a market town.



## INFORMATION

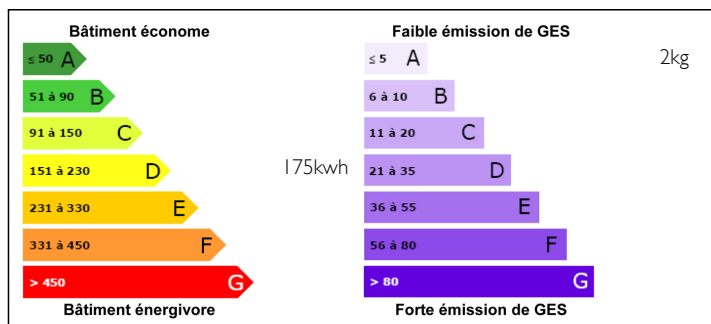
Town:	Passais Villages
Department:	Orne
Bed:	3
Bath:	1
Floor:	135 m2
Plot Size:	1500 m2

## IN BRIEF

Located in a quiet hamlet made up of two other houses, this property benefits from the calm of the countryside without being isolated. Bright and spacious rooms and a good size garden looking out onto the countryside. 10km from Gorron with all amenities and services. 20km from Mayenne 60km Avranches/70km from Mont Saint Michel 120km to St Malo and Ouistreham



## 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

On the ground floor: an open plan kitchen diner. Both rooms are through with doors and windows to the front of the house and the garden.

Accessed via the main stairway in the living room, the first floor comprises a small landing, a large bedroom and two smaller bedrooms as well as a shower room with toilet.

Outbuildings :

A storage space of approximately 10m<sup>2</sup> and a barn attached to the house currently used as a workshop.

A space at the front of the house can welcome several cars. At the back is a piece of land which extends over approximately 1500m<sup>2</sup>

The septic tank is not up the standard currently required.

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

## NOTES