

Pretty end of terrace stone village house. Amenities within walking distance. Medieval Domfront 8km.

EXCLUSIVE



INFORMATION

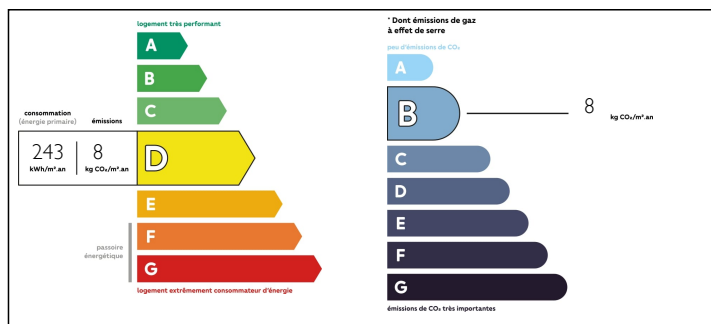
Town:	Saint-Mars-d'Égrenne
Department:	Orne
Bed:	4
Bath:	2
Floor:	100 m2
Plot Size:	263 m2

IN BRIEF

Good sized three/four bed, end of terrace stone village property. A former candlemakers, the internal space is excellent. There is plenty of character and scope to change the layout should you wish to. Ferries and airports within two hours. Medieval Domfront 8km. Rennes airport 106km. Ferry Caen 108km. Coast around an hour away.

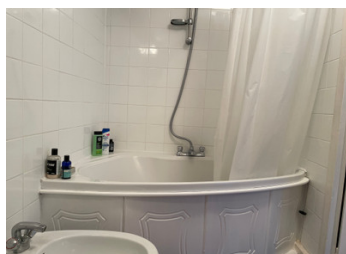
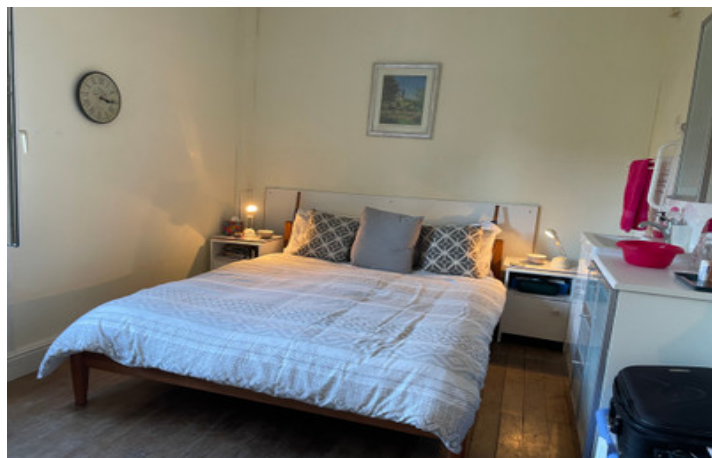


ENERGY - DPE



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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.



LOCAL TAXES

Taxe habitation: 500 EUR

NOTES

DESCRIPTION

Situated in a side street in a peaceful rural village, this pretty property offers great internal space and makes an excellent holiday or permanent home.

Ground Floor.

The property offers two good reception rooms of 15m² and the old shop space of 18m² with generous built-in storage. To the rear there is a galley style fitted kitchen, of about 8m² with access to the rear garden as well as a 3m² shower room with WC off here.

First Floor.

Solid wood stairs lead to a large and light living room with marble fireplace, that could equally be a generous 20m² master bedroom bedroom to the front of the property. You also find a spacious double bedroom of 11.25m² to the rear, with a small sink, that overlooks the back garden. There is space to add a bathroom on this floor. The space is versatile with scope to alter the layout.

Second Floor.

Hère you find another two double bedrooms under eaves of around 9 and 10m². Also on this floor is a separate bathroom and WC.

Outside.

Directly to the back of the property is a small garden laid mostly to lawn. The candlemaker's workshop is to be found at the back of the garden. This brick building needs attention but is solid and provides useful dry storage space or has the potential for conversion subject to necessary permissions. There is another separate garden space a short way away from the house...