

Bijou cottage with 10 acres of pastureland, bags of potential, lovely views, ideal for horses or smallholding.



## INFORMATION

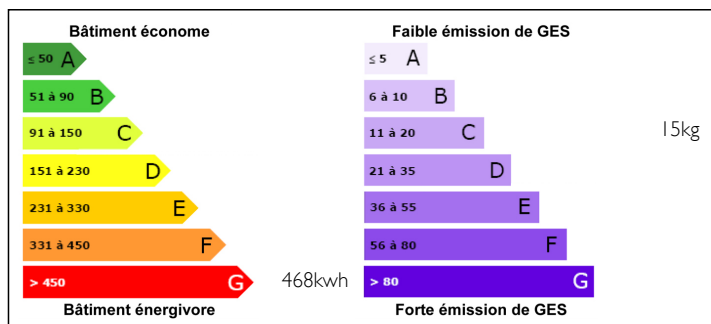
Town:	Saint-Hilaire-de-Briouze
Department:	Orne
Bed:	2
Bath:	1
Floor:	47 m2
Plot Size:	40456 m2

## IN BRIEF

Super little cottage in an enviable situation with the added benefit of 10 acres of lovely pastureland. The house is in need of some updating but it has plenty of potential and it comes with a conforming drainage system. The nearest town with all amenities including a mainline station, Paris direct, is just a few minutes drive away, whilst the ferry at Caen is one hour.



## 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

Single storey house comprising;

Dual aspect living kitchen with exposed beams and tiled floor 22m<sup>2</sup>

Bedroom/office 7ms

Bathroom with shower basin and separate wc.

Bedroom 14m<sup>2</sup>

Adjoining building with laundry/storage room 14.5m<sup>2</sup> and barn area 19ms with attic space above.

Outside, the property backs onto a quiet lane, with all of the land to the front and sides. There is water on the land and several shelters making it ideal for horses or as a smallholding.

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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