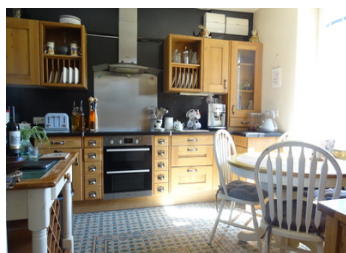


UNDER OFFER. Fabulous location, lovingly restored house with countryside views set in almost 5 acres.



INFORMATION

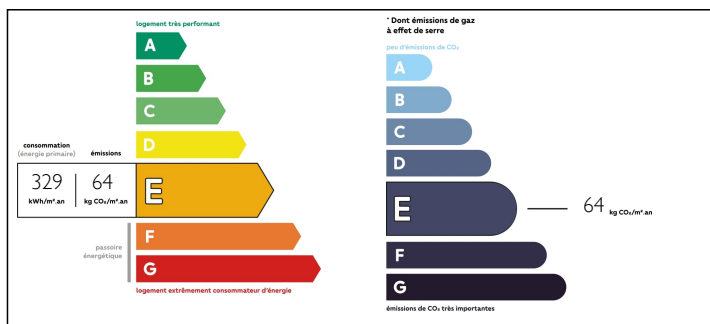
Town:	Ménil-Gondouin
Department:	Orne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	19490 m2



IN BRIEF

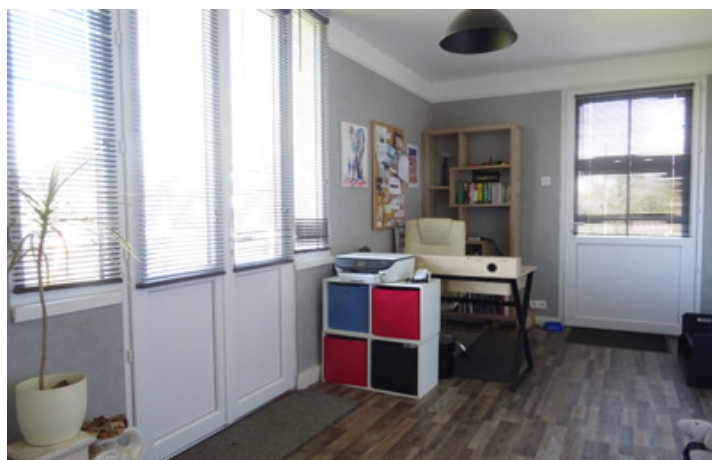
If you're looking for the good life, look no further. Situated in glorious Normandy countryside, this lovingly restored property with bright, spacious accommodation, is presented in ready to move into condition. Offering lovely views with no neighbours, this peaceful location will appeal to those seeking peace and quiet, equally suited as a small primary residence or super holiday home. There are a number of outbuildings which, subject to the necessary permission, could have development potential. The land is primarily orchard but could appeal to those with equestrian interests.

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

Approached via a long private driveway through the orchard, this stone house, can't fail to impress. The property has been lovingly restored and benefits from double glazing, recent central heating and new fosse installation.

Entering through the front door, there is a small vestibule, which in turn brings you into the lovely bright living room, 26.5m². Featuring an original stone fireplace with wood burner and renovated staircase.

To the right, is the beautiful recently fitted, dual aspect dining kitchen 17m²

At the rear there is a room, currently used as an office, 12.5m², with French doors opening onto the garden, plus side entrance.

Off here, there is a small utility area and separate wc.

Upstairs, there is a landing, off of which you will find,

Dual aspect bedroom 14.5m²

Bedroom 9.5m²

Stunning recently fitted bathroom with free standing bath, separate shower cubicle, basin and wc.

Further staircase to attic.

Outside, there are numerous outbuildings, including old stone cottage in need of renovation, garage, stores, workshops etc.

To one side and rear of the house, is a lovely garden with seating areas and beautiful views over the surrounding countryside.

The land is mainly to the front of the property, with orchards full of cider apple trees, there's ample

NOTES