

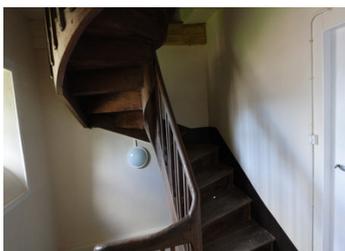
## Charming Village Home, with 3 bedrooms, Garden and Stone Outbuilding: Great B&B Potential in St Fraimbault

EXCLUSIVE



## INFORMATION

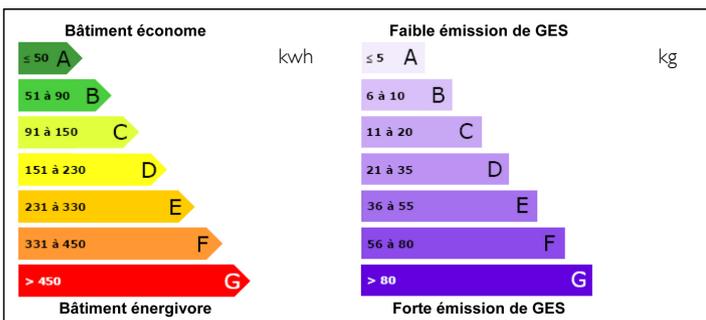
Town:	Saint-Fraimbault
Department:	Orne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	437 m2



## IN BRIEF

\*UNDER OFFER\* Welcome to this charming village house in the heart of St Fraimbault, a village famous for its beautiful flower displays and lake. This granite house, which was once two separate cottages, has been thoughtfully merged into one spacious and inviting residence, offering a unique opportunity for a comfortable and picturesque lifestyle. There are some renovation works to be done to complete this house, which is naturally blessed with high ceilings and plenty of natural light thanks to the various windows and doors. There is a nice-sized garden out the back and a charming stone outbuilding, which we will touch upon shortly. Proximity to the property -Caen & Ferry port: 1h30 -Rennes & airport: 1h30 -Mont St Michel: 1h -Paris: 3h30

## 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

Welcome to this charming village house in the heart of St Fraimbault, a village famous for its beautiful flower displays and lake. This granite house, which was once two separate cottages, has been thoughtfully merged into one spacious and inviting residence, offering a unique opportunity for a comfortable and picturesque lifestyle. There are some renovation works to be done to complete this house, which is naturally blessed with high ceilings and plenty of natural light thanks to the various windows and doors.

There is a nice-sized garden out the back and a charming stone outbuilding, which we will touch upon shortly. With its large kitchen and living room, both over 30m<sup>2</sup>, there are plenty of options for the downstairs. Upstairs, its three nicely sized bedrooms, each adorned with a window, allowing that natural light to flood in, and room for two more bedrooms in the attic, this property offers flexibility for family living or the potential to create a cosy bed and breakfast in this sought-after location.

Upon stepping inside, you'll be greeted by the living room: an inviting space and offering the abundance of potential that this property has to offer. The impressive beams and open fireplace add character and a touch of history to the ambiance. The two oak staircases exude charm and elegance, guiding you through to the upper floors of the house.

The heart of this home is the spacious kitchen, ready to be transformed into your culinary haven. An...

## LOCAL TAXES

**Taxe foncière: 775 EUR**

## NOTES