

Delightful stone built 2 bed village house requiring some finishing, with separate garden and stone barn.

EXCLUSIVE

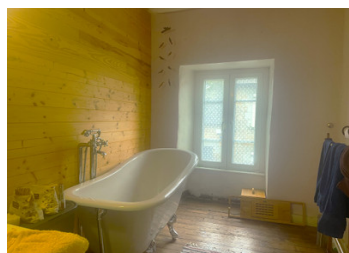
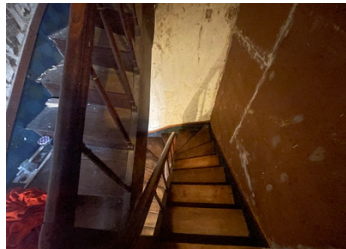
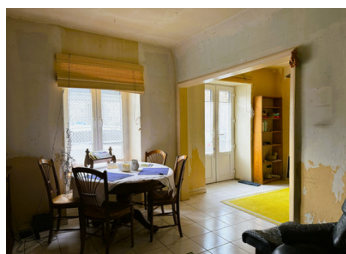


## INFORMATION

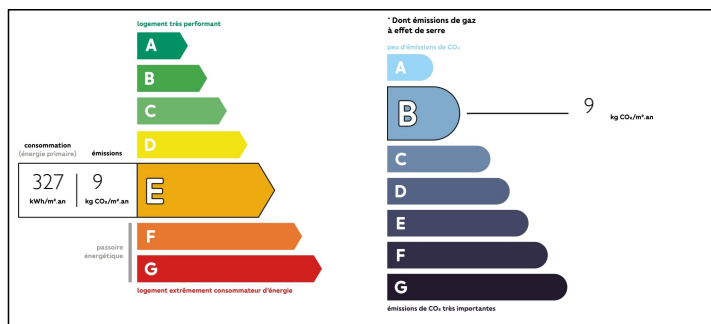
Town:	Lignières-Orgères
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	80 m <sup>2</sup>
Plot Size:	308 m <sup>2</sup>

## IN BRIEF

This traditional stone property is situated in the heart of a village set in the middle of the beautiful Normandy Maine Natural Park, with miles of cycle paths and footpaths through stunning forests, productive orchards and ancient pastures. The ferry port of Caen is an hour by car, and there is ample shopping in local towns. The university city of Alençon, with a vibrant cultural scene, is half an hour away.



## 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

The front door opens into a small hallway, with a shower room and WC to one side. A glazed door leads to the kitchen, which has a sink, work surfaces and storage, a washing machine, and an Everhot electric oven. The Everhot is like an electric AGA, with the added benefit of two induction hobs next to the hotplates, and is included in the sale. The kitchen opens into a dining area with double glazed doors onto la Place de l'Église, and then to the sitting room. In one corner there is a fireplace with a bread oven, connected to a stainless steel flue liner. The ground floor is tiled throughout, and all windows and the double doors are double-glazed. From the kitchen, an original oak staircase leads to the first floor and to the attic.

The first floor has a small landing serving two bedrooms and the bathroom.

The attic is boarded throughout, and has a small door to the gable end to raise items from the street below.

Outside, there are small flower beds with a vine, a fig, a climbing rose and a camellia.

The property includes a generous garden, which is located about 50m away. It is secluded, and has a stone barn, a patio and raised vegetable beds, as well as fruit trees and ornamental shrubs.

This property has the potential to be a comfortable home, and is in good structural condition it just requires decorating and finishing to realise its true potential.

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Information about...

## NOTES