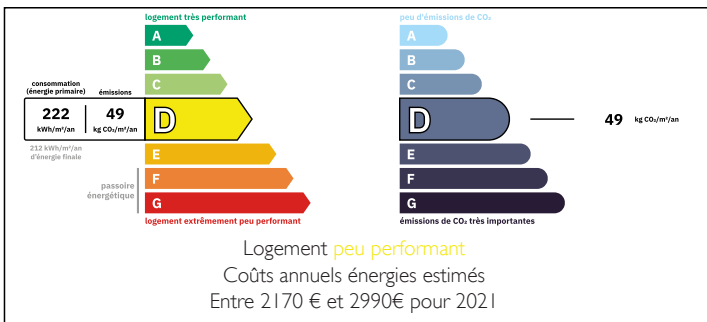


Set in the sought after Commeauche valley with 24 acres of land. View over the forest with walks and bridleway

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Longny les Villages
Department:	Orne
Bed:	5
Bath:	2
Floor:	159 m <sup>2</sup>
Plot Size:	104737 m <sup>2</sup>

## IN BRIEF

Rare Opportunity in This Sought-After Area – Spacious Property with Former Dairy, Gîte Potential, and 24 Acres of land.

Rare to the market in this highly desirable location, this contemporary property, offers space and potential. Set on approximately 24 acres of rolling land, with breathtaking views across the valley and forest, this is a true countryside haven.

The main house, which would benefit from some updating, features flexible accommodation, ideal for a large family or those seeking a home with income potential. It includes a comfortable sitting room, a well-sized kitchen, and five bedrooms. Adjacent to the house is a former dairy, where renovation work has already begun to create a gîte – perfect for guests or holiday rentals.

An exceptional setting for equestrian enthusiasts, with abundant bridlepaths and scenic walking trails

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

Former dairy currently being transformed into a gîte. Next comes a more recent extension with a functional kitchen, a spacious living room with integrated cassette, a bathroom and WC.

On the first floors there are 5 bedrooms with access to the terrace and a bathroom with bathtub and sink and separate WC.

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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