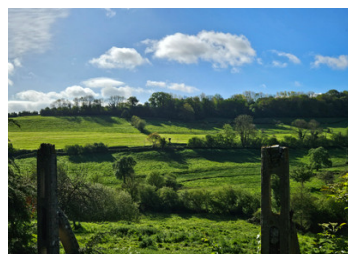
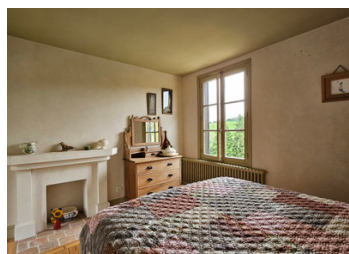


*****under offer *** 4 bedroom home with panoramic valley views. This is an idyllic property with 12 hectares**



INFORMATION

Town:	Vimoutiers
Department:	Orne
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	120000 m2

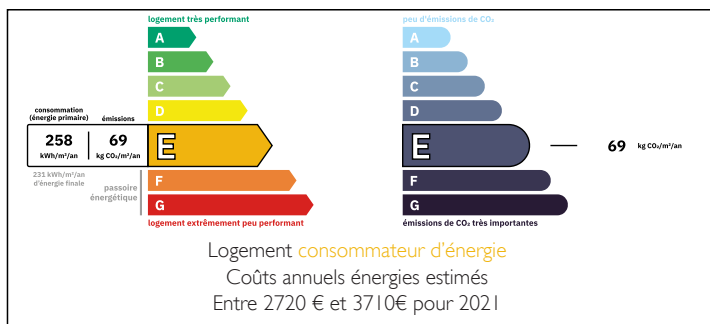


IN BRIEF

This beautiful family home or holiday house is set on a stunning outcroft that has panoramic views over the valley. Three bedrooms and two bathrooms, with a parental retreat in the converted loft. A spacious kitchen, and currently two reception rooms (both with woodburners). There is attention to detail on the finishes for the grand home.

Set on 12 hectares of land, and panoramic views over the valley, there are a number of outbuildings for your use. 10 hectares is looked after by the tenant farmer, and 2 hectares comes with the house. There is attached garage and store rooms, and old cider press, pidgonnerie, and small barn buildings. At the end of the cul-de-sac there is no traffic.

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.



LOCAL TAXES

Taxe foncière: 2200 EUR

NOTES

DESCRIPTION

Entering the front door you arrive in the first reception room (19m²) with mosiac flooring, and woodburner. In each corner is a door to continue to the other parts of the house. In once corner there is a lavatory/powder room, in the second corner is the corridor with stairwell to first floor, third corner is access to second reception room (15m²) with woodburner as well. The 4th corner leads you to the spacious cuisine with dining space (25m²).

On the first floor, with wooden flooring throughout, you will find three bedrooms (13m², 13m², 10m²). The hallway that provides access (8m²) has built in cupboards, and the stairs to the second floor. There is also a bathroom (9m²) that has separate bath tub, shower cabin, toilet and basin.

The second floor which just needs finishing touches, and could be used as a parental suite has a room (9m²), with an antechamber to the bathroom (3m²) and the already installed bathroom (7m²).

Attached to the right of the house is a store room (20m²) being used as a laundry/cellar/ and installation for the fuel heating system, including the 1500L fuel tank. To the left of the house are further storerooms and enclosed verandah and garage of around 200m² of space. The separate ancient cider press building has ground and first floor and has garage space on the side is also 50m². Including further farm and outbuildings.

This is highly recommended...