

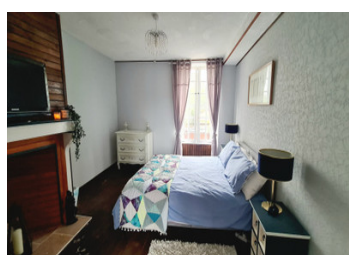
This spacious village property has a lot to offer including a 72m2 garage, large garden and country views.

EXCLUSIVE



## INFORMATION

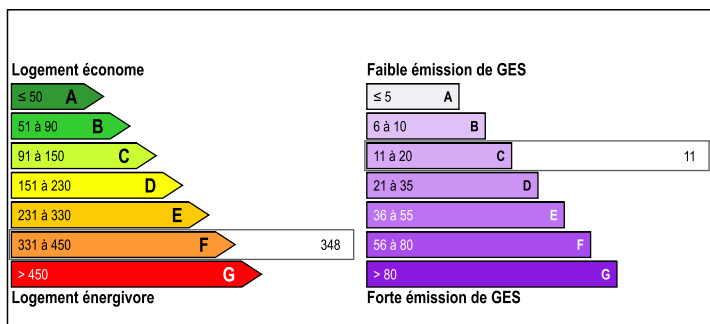
Town:	Passais Villages
Department:	Orne
Bed:	3
Bath:	1
Floor:	118 m2
Plot Size:	550 m2



## IN BRIEF

What was once 2 cottages is now a family size home ideal as a primary or secondary residence. Offering plenty of inside and outside space along with private parking. The majority of furniture is included in the sale. In the heart of a small village with a local bar but minutes from a popular market town with all amenities.

## 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

You enter into a kitchen/diner (32.4m<sup>2</sup>) with a central fireplace housing a wood burning stove and direct access to a terrace and the back garden. This room opens up to the lounge (30m<sup>2</sup>) with another central fireplace housing a gas stove but the chimney could be opened up if you wanted to add a second woodburner. Dual aspect windows and direct access to a second terrace and the garden. There is a downstairs WC. From the kitchen you head up a flight of stairs and enter the family size bathroom with potential dressing area (10.2m<sup>2</sup>) consisting of a bath, over head shower, WC and wash basin and an area ideal for storage or a potential second dressing room. A large bedroom (21m<sup>2</sup>) is in need of some refreshment and is ready for you to stamp your mark on it. Beautiful wooden floors and a fireplace add to its charm. From the living room there is another flight of stairs leading to a second spacious bedroom (13.7m<sup>2</sup>). This also has a fireplace and old oak floorboards. Off the bedroom is a dressing room (6m<sup>2</sup>) with views over surrounding fields.. A smaller room (6.1m<sup>2</sup>) is currently used as a single bedroom but would also make a perfect office or hobby room. A large loft space is ready for you to convert if required. The property comes with ample outside space including 2 terraces, a lawned area, space for a veg plot, garden shed and...

## NOTES