

A charming detached property set in a rural location close to a welcoming village with good amenities.



## INFORMATION

Town:	Montsecret-Clairefougère
Department:	Orne
Bed:	3
Bath:	2
Floor:	101 m2
Plot Size:	1980 m2

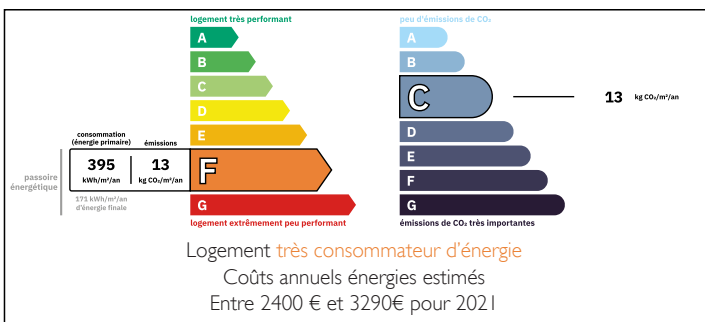
## IN BRIEF

This property offers peaceful countryside living in the heart of the lush green bocage landscape that this area of Normandy is renowned for. There is a large garden with mature fruit trees and a pretty stream providing a tranquil spot to unwind over the summer months. The house inside offers a combination of rural charm with modern potential centered around a large sociable living room with double-aspect doors opening out to the peaceful garden.

Ideally located with all the commodities for family life close-by in the attractive village of Montsecret. This friendly commune boasts a school, hairdresser, bar and grocery shop including the all-important dépôt de pain! Nearby is the historical town of Tinchebray which is a 7-minute drive away for restaurants, cinema, supermarket, weekly market and all the essentials. Further afield are the larger towns of...

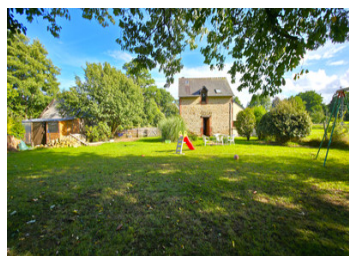


## ENERGY - DPE



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

A large courtyard area at the front of the property leads through the main door to a spacious traditional style kitchen with plenty of room for seating to create a generous sociable kitchen.

Downstairs, there is also a ground floor bedroom, a large family bathroom, utility area and the large bright living room which is the stand-out feature for this property. This inviting space features double-aspect double doors opening out to the courtyard to the front and garden to the rear, which fill the room with light at all times of day. A wooden staircase in the corner of the living room leads to the first floor.

On the first floor you will find the second bedroom, a further family bathroom and the large master bedroom with ample storage space provided by quality fitted wardrobes along one wall. On this floor there is also access to a large attic which will provide plenty of storage or could be converted if desired. Access to this space is currently from the landing via a pull down ladder.

Outside, there is also a large independent garage of 40m<sup>2</sup>

Overall living space is 101m<sup>2</sup>

Outside space is 1980 m<sup>2</sup>

A must-see for those seeking a tranquil family home near to schools and amenities or for those seeking a ideal second home in the beautiful Normandy countryside close to restaurants and shops.

## LOCAL TAXES

Taxe foncière: **400 EUR**

## NOTES

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>