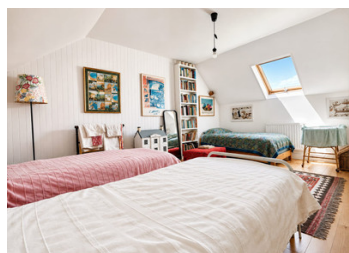


Beautiful home in elevated, semi-rural position just minutes from the picturesque village of Lonlay l'Abbaye



INFORMATION

Town:	Lonlay-l'Abbaye
Department:	Orne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	2516 m2



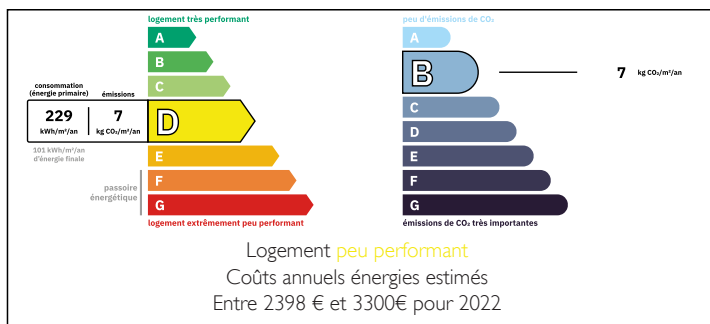
IN BRIEF

UNDER OFFER

Set in an elevated semi-rural position with far-reaching countryside views, this beautifully renovated stone home near Lonlay l'Abbaye offers the perfect blend of character, comfort, and modern living. Amber Ashby at Leggett Immobilier are proud to represent this charming 3-bedroom property, ideal as a permanent residence, holiday home, or investment opportunity in Normandy.

Just minutes from the picturesque village of Lonlay l'Abbaye and within easy reach of Flers with direct train links to Paris, the property enjoys both tranquillity and excellent connectivity. Featuring exposed stone walls, beams, a wood-burning pellet stove, landscaped gardens, terrace, and generous living spaces, this is a true turnkey French countryside retreat with strong lifestyle appeal and excellent accessibility to ferry ports and airports.

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: 274 EUR

NOTES

DESCRIPTION

UNDER OFFER

Set in an elevated position with far-reaching views over the Normandy countryside, this beautifully renovated home offers the perfect blend of character, comfort, and rural tranquillity. Situated just a few minutes from the historic and picturesque village of Lonlay l'Abbaye, the property enjoys a peaceful semi-rural setting while remaining close to local amenities.

The house has been thoughtfully restored to a high standard, retaining charming original features such as exposed beams and stonework, while incorporating modern updates for year-round comfort. Light-filled living spaces and tastefully decorated interiors create a warm and welcoming atmosphere throughout.

The ground floor features a spacious fitted kitchen with dining area, a expansive but cosy lounge / dining room with pellet wood-burning stove. Upstairs, you'll find three well-proportioned bedrooms with countryside views. Family bathroom and ensuite to the master bedroom. Making it ideal as either a permanent residence or a holiday home.

Outside, the property sits on a generous plot with landscaped gardens, a sunny terrace for outdoor dining, and ample parking. There is also be a brick built storage shed.

Lonlay l'Abbaye, known for its beautiful abbey, weekly market, and vibrant community, is just a short drive away, while the popular market town of Flers (with train connections to Paris) is within easy reach. The ferry ports of Caen and Cherbourg are also accessible, making this an ideal location for those seeking a peaceful lifestyle with good travel links.

Whether you're dreaming of a country retreat, a family home, or...