

UNDER OFFER. within within 4 hours. Pretty cottage with super views, large barn and lovely private gardens.



INFORMATION

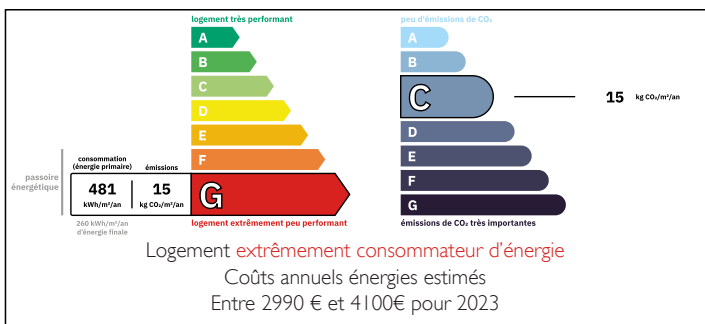
Town:	Carrouges
Department:	Orne
Bed:	2
Bath:	2
Floor:	94 m2
Plot Size:	1100 m2

IN BRIEF

Tucked away in a peaceful corner of the countryside, yet less than 2 km from the historic town of Carrouges with its stunning château, this pretty two bedroom stone cottage is full of charm and original features — the perfect rural escape.



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: 503 EUR

NOTES

DESCRIPTION

Approached via a short narrow lane, you arrive in the courtyard in front of the property.

Step inside via the entrance hall, where you'll find a ground-floor bathroom. To one side, a delightful dual-aspect sitting room, 24m², welcomes you with exposed stone walls, timber beams, a feature fireplace with a wood-burning stove, and an original tiled floor. A door opens onto the rear garden, offering lovely views and privacy. Just off the sitting room is an additional room, 9m², — ideal as a home office or a third bedroom if required.

A staircase leads up to the first double bedroom, 16m², featuring an exposed stone wall, a small dressing area with fitted cupboards, and a bathroom with basin and WC.

To the other side of the entrance hall is the kitchen, 24m², again dual aspect, with a beautiful original fireplace, fitted units, tiled flooring, and a bespoke spiral staircase leading up to the second bedroom, 20m².

Outside, a small storeroom is attached to the main house, and across the courtyard, you'll find a large character barn 56m², — perfect for storage, workshop use, or conversion potential (subject to permissions).

The mature garden is full of charm, with shrubs, lawned areas, and a small enclosed side garden offering a quiet retreat.

A real cou.

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