

Beautifully presented 5 bed house including 1 bed guest accommodation or potential gite.



EXCLUSIVE

## INFORMATION

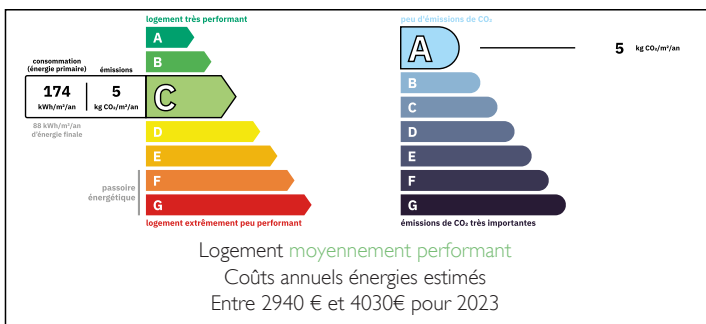
Town:	Passais Villages
Department:	Orne
Bed:	5
Bath:	3
Floor:	240 m <sup>2</sup>
Plot Size:	1222 m <sup>2</sup>

## IN BRIEF

This attractive 5 bedroom property is nestled in the Normandy countryside, just minutes from the popular village of St Fraimbault, and offers generous living space plus separate accommodation perfect for visiting friends and family or for those wanting to create an Airbnb. The large outside terrace is ideal for entertaining and making the most of the surrounding countryside views.



## ENERGY - DPE



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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

Upon entering the property, you will find the fully fitted kitchen (16.3 m<sup>2</sup>) with plenty of storage space and work surfaces, along with room for a breakfast table. This opens to a welcoming living room (28.3 m<sup>2</sup>) complete with a cozy wood burner and direct access to the front terrace. The dining room (9.3 m<sup>2</sup>) is perfect for family meals and entertaining, while a convenient utility room adds practicality and extra storage. There is a downstairs double bedroom (9.6 m<sup>2</sup>) located next to a shower room (4.1 m<sup>2</sup>), ideal for guests or those who prefer single-level living. A WC is also located on this floor. An additional living room (13 m<sup>2</sup>), which is the perfect space to entertain, could easily work as a studio, workspace, or hobby room and comes equipped with a wood burner. Two sets of double doors lead out to a lovely side terrace that boasts a BBQ area—perfect for summer gatherings and the ideal spot to watch the sunset.

## NOTES

Upstairs, a spacious landing (17 m<sup>2</sup>) currently serves as an office area. The master bedroom (16.7 m<sup>2</sup>) comes with its own dressing room (1.2 m<sup>2</sup>) and an ensuite bathroom (4.8 m<sup>2</sup>) for added comfort. Two good-sized additional guest bedrooms (12.9 m<sup>2</sup>, 10.6 m<sup>2</sup>) provide ample space for family or visitors.

The adjacent guest accommodation is versatile and can be easily integrated into the main house or kept separate for Airbnb rental potential or visiting friends and family.. Featuring an open kitchen-living area...