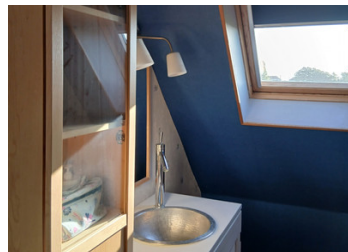


Attractive equestrian or small holding property set within 4.8 hectares



INFORMATION

Town:	Bazoches-au-Houlme
Department:	Orne
Bed:	3
Bath:	3
Floor:	117 m2
Plot Size:	48238 m2



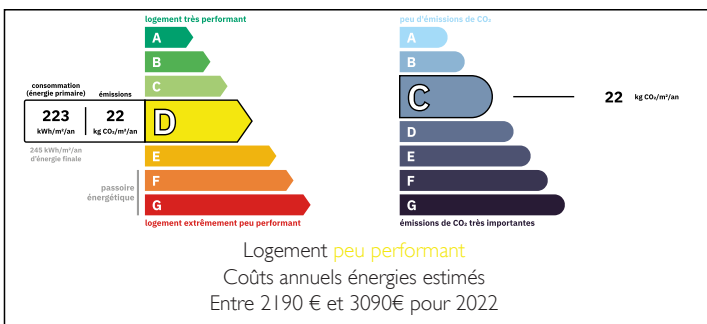
IN BRIEF

If you are seeking a property with good outbuildings and land, this could be ideal. Located less than one hour from the Caen ferry and positioned between the popular towns of Falaise and Putanges-le-Lac, the property enjoys a convenient yet peaceful rural setting. Set within its own surrounding land, suitable for horses, it offers privacy while remaining within easy reach of local amenities.

The main house provides comfortable accommodation. In addition, there is excellent scope for further development, including the potential to extend the main living space into the adjoining barn. Two of additional barns offer further opportunities for conversion, subject to the necessary planning permissions.

The land is well suited to equestrian use or smallholding, with open views over the surrounding countryside. This is a versatile property offering

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

The accommodation comprises:

Ground Floor:

Entrance hall with WC, shower room and storage. Large open-plan living, dining and rustic kitchen area featuring a range oven and pellet burner, with glazed doors opening to the front and rear gardens.

First Floor:

Bright and spacious landing, two double bedrooms and a shower room.

Second Floor:

Master bedroom with en-suite shower room.

A substantial attached barn with loose box at the far end, in good condition, offers excellent potential to extend the main living accommodation and is currently used as a utility area, workshop and storage.

There is also a large detached barn and a smaller barn attached to another building, both offering further development potential - change of use into gites applied for.

The garden is mainly laid to lawn, with an enclosed garden area and ample parking. A field of just over 4 hectares, ideal for equestrian use, completes the property.

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

NOTES