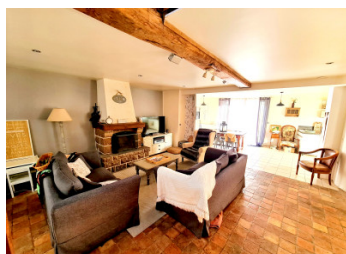


Spacious family home with 4 bedrooms and outbuildings set in the Normandy countryside.



INFORMATION

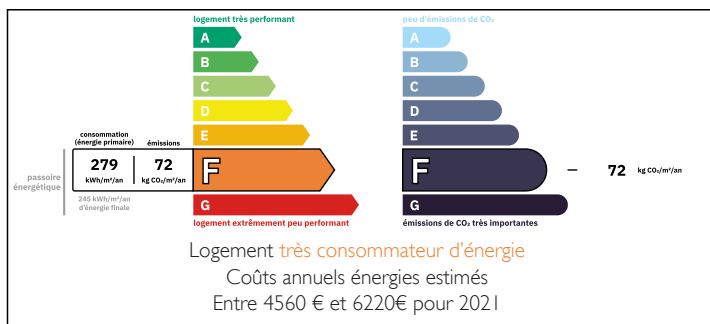
Town:	Passais Villages
Department:	Orne
Bed:	4
Bath:	2
Floor:	139 m2
Plot Size:	1300 m2



IN BRIEF

This charming country property features four double bedrooms and two bathrooms, offering an ideal setting for a main residence or a perfect rural getaway. The home includes a large enclosed garden and outbuildings suitable for storage, workshops, or a variety of other uses.

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

From the entrance hall, you step into a bright and welcoming 57 m² living space. With its dual-aspect windows, central stone fireplace and wood burner, and beautiful oak beams, the room feels instantly cosy and full of character. The open layout brings together a fully fitted kitchen, a comfortable sitting area, and a generous dining space — perfect for everyday living and relaxed gatherings.

Just off the utility room is a handy ground-floor bedroom (9.2 m²) along with a shower room and WC. It's an ideal set-up for hosting visiting friends and family.

Upstairs, you'll find three inviting double bedrooms (19 m², 13 m², 11.5 m²) as well as a modern, family-friendly bathroom (5.3 m²) with WC.

Outside, the property benefits from several useful outbuildings, including storage areas, a workshop, and a chaufferie housing the oil tank. The fully enclosed garden, mainly laid to lawn, provides plenty of space to relax, play, or enjoy outdoor dining.

Set in a small, quiet hamlet surrounded by countryside, the home offers a wonderful sense of calm while still being only a few minutes from local amenities.

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

NOTES