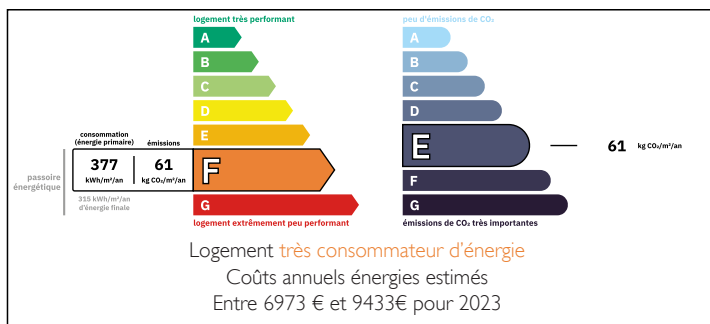


Detached 4-bed farmhouse with adjoining 2-bed gite on 5 acre plot near to Domfront-en-Poiraise

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Domfront en Poiraise
Department:	Orne
Bed:	7
Bath:	4
Floor:	194 m2
Plot Size:	19671 m2

IN BRIEF

Leggett Immobilier is proud to bring to the market this delightful 4/5 bed character property with adjoining gite, built in the traditional stone, in an exceptional countryside setting near to Domfront en Poiraise.

The main house comprises on the ground floor: entrance hall, living room with fireplace, kitchen with free-standing units, study or bedroom, WC, shower room.

First floor: Stairs lead up to 4 double bedrooms, one of which has an ensuite bathroom, and a family bathroom with bath and separate shower. Attic above.

The main house has oil-fired central heating throughout, and wood heating in the living room (insert). The windows are double-glazed but the property would benefit from additional insulation as the DPE (energy efficiency certificate) is currently "F".

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 two-bed gite is on the first floor above the garages. It has a separate entrance and comprises: an open-plan living and dining room with corner kitchen, 2 bedrooms and a bathroom. Electric heating.

Access to the house is via a private driveway. There are no close neighbours, and the property is not overlooked. It is however just a five-minute drive from the shops, schools and other amenities in the medieval town of Domfront-en-Poiraie.

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

LOCAL TAXES

Taxe foncière: 1796 EUR

NOTES