LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44443LAH61 Price: 94 450 EUR

agency fees to be paid by the seller

Secluded stone house on the edge of Suisse Normandie with beautiful rural views.

EXCLUSIVE















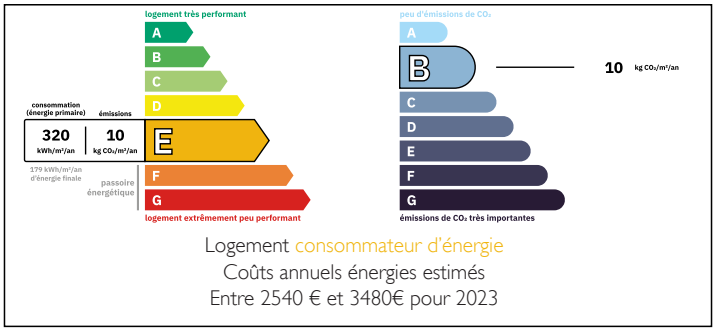
INFORMATION

Town:	Chênedouit
Department:	Orne
Bed:	4
Bath:	1
Floor:	122 m2
Plot Size:	1701 m2

IN BRIEF

UNDER OFFER Peacefully situated on the edge of Suisse Normandie, yet just a short drive from the charming riverside town of Putanges-le-Lac and only around one hour from the Caen ferry port, this character stone house offers generous family accommodation with spacious reception rooms. The large attached barn provides excellent potential for conversion or extension, subject to the necessary permissions, making it an ideal permanent home, holiday retreat or lifestyle investment in the heart of Normandy.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2540 € et 3480€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44443LAH61 Price: 94 450 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

This character property is situated down a very quiet country lane towards the bottom of the valley. Until recently a family home, it is immediately habitable but requires some work, the rooms are bright and generously proportioned.

The house comprises,

spacious 24m² fitted kitchen with direct access to a convenient ground-floor cloakroom with WC and wash basin, as well as internal access to the substantial attached barn.

Living room 18m2, with original exposed beams and wood burning stove, flowing to;

Dining room 20m2, also with exposed beams and opening to,

Conservatory 12m2, overlooking the garden and views of the surrounding countryside.

Stairs rise from the sitting room to the first floor landing with wooden floors which continue throughout.

Bathroom with shower, basin and wc.

Bedroom 10m2

Bedroom/dressing 7m2

Bedroom12m2. further dressing area.

Second floor with bedroom 9m2 and office/workroom 11m2, which could be transformed into an additional bedroom with some work.

There is a large attached barn 24m2, with storage space above, accessible from the house or outside. Garage, parking and pretty but overgrown gardens.

Information about risks to which this property is