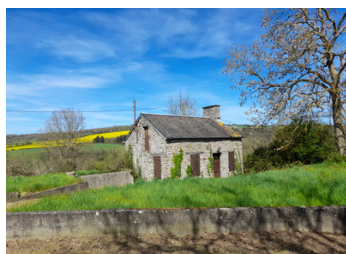
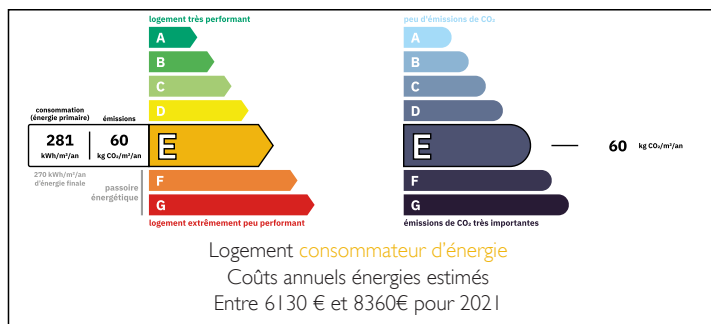


Spacious property with stunning views down the valley in the beautiful Suisse Normandie region.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Cahan
Department:	Orne
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	6152 m2

IN BRIEF

A generously proportioned home set in an elevated position with breathtaking views across the valley, this versatile property is equally suited as a comfortable family home or an impressive holiday retreat.

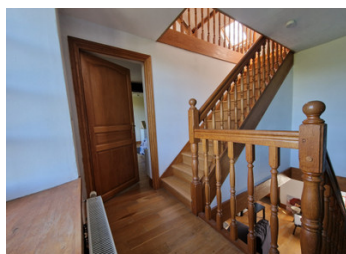
The house offers a spacious sitting room, alongside a substantial fully fitted kitchen and dining area designed for both everyday living and entertaining. There are four good-sized bedrooms, two of which benefit from en-suite bathrooms, and the layout also provides the potential to create an additional ground-floor bedroom if desired.

A vast integral garage presents further scope for conversion into additional living accommodation, if required, subject to planning permissions.

Outside, there is a large terrace ideal for enjoying the views, grassed areas, and a small hillside field. A

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

Discreetly positioned behind a stone wall and accessed via large wooden gates, the property opens onto a spacious courtyard with ample parking for several vehicles, offering both privacy and practicality.

The entrance door leads directly into an impressive 30m² kitchen and dining room, featuring a character fireplace with wood-burning stove and a full range of quality fitted units topped with granite work surfaces—an ideal space for both everyday living and entertaining.

The adjoining sitting room is particularly generous at 48m², also with a fireplace and wood burner and a striking oak staircase that adds warmth and character to the space.

From the kitchen, a corridor provides access to a 15m² utility room with an external door, as well as a shower room with shower, basin and WC. This area could easily be adapted to create a ground-floor bedroom if required. A secondary staircase is also located here, along with internal access to the integral garage (40m²), offering excellent potential for further development, subject to the necessary permissions.

The main oak staircase rises from the sitting room to a spacious 30m² bedroom with en-suite shower room. It then continues to the second floor, where a further large bedroom 32m² is complemented by an en-suite bathroom area ready to be finished, with plumbing already in place.

The second staircase leads to a separate landing serving two additional bedrooms (22m² and 11m²) and a family bathroom, providing flexible accommodation well suited to family life or guest use.

Outside, the front of the property...

NOTES