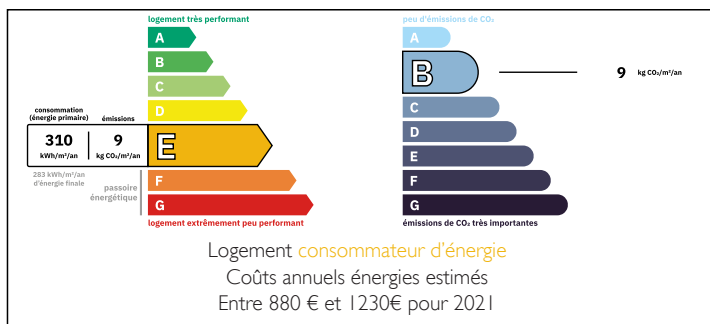


Charming Stone-Built Home with Garden, Fireplace & Two Bedrooms in a little hamlet

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Bômer-les-Forges
Department:	Orne
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	256 m2

IN BRIEF

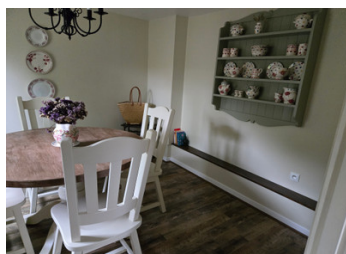
A charming and beautifully presented property, tastefully decorated and exceptionally well maintained. The house can be accessed via either the kitchen or the living room, offering a practical and welcoming layout.

On the ground floor, the accommodation includes a fitted kitchen, a dining room, a comfortable living room, and a shower room with WC. From the kitchen, there is access to a bedroom enjoying lovely views over the fields to the rear, while a second bedroom can be reached from the living room, providing flexible living arrangements.

Outside, the property features a gravel terrace, perfect for al fresco dining, as well as a garden with a lawn. At the opposite side of the house is another gravelled area with a shed and a wildlife pond. There is space to park two cars right in front of the house.

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.



LOCAL TAXES

Taxe foncière: 472 EUR

NOTES

DESCRIPTION

Nestled in a peaceful and picturesque setting, this charming property has been lovingly maintained and beautifully presented throughout, offering a wonderful blend of comfort, character, and countryside tranquillity. Tastefully decorated with a warm and welcoming atmosphere, the house is ready to move into and would make an ideal permanent residence, holiday home, or rental investment in the heart of rural France.

The property benefits from two separate entrances, allowing access either through the kitchen or directly into the living room, creating a practical and flexible layout suited to everyday living. Inside, the accommodation on the ground floor has been thoughtfully arranged to maximise both comfort and functionality. The fitted kitchen provides a pleasant and practical space for cooking and dining, while the adjoining dining room offers an inviting area for family meals and entertaining guests. The living room is cosy and comfortable, making it the perfect place to relax throughout the seasons.

Also on the ground floor is a well-appointed shower room with WC. The sleeping accommodation is cleverly configured, with one bedroom accessed from the kitchen and enjoying lovely open views over the surrounding fields to the rear of the property. A second bedroom is accessed from the living room, offering flexibility for visiting guests, family members, or even the possibility of creating a private workspace or hobby room if desired.

Outside, the property continues to impress with its attractive and easy-to-maintain grounds. To one side of the house, a gravelled terrace provides the ideal spot...