

This charming cottage near Domfront offers garden, terrace and garage, ideal as a home or holiday retreat.

EXCLUSIVE



INFORMATION

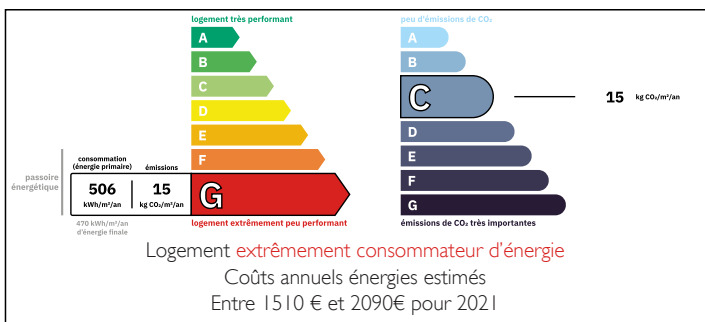
Town:	Domfront en Poiraise
Department:	Orne
Bed:	2
Bath:	1
Floor:	64 m2
Plot Size:	1740 m2

IN BRIEF

Pretty country cottage, ideally positioned on the edge of a small village just a short distance from the picturesque town of Domfront, is perfectly suited as either a second home or a permanent residence. The property benefits from excellent outdoor space, including a decking area, a generous garden, and a garage.

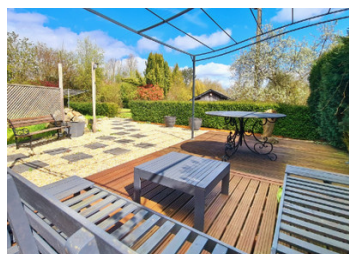


ENERGY - DPE



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.



NOTES

DESCRIPTION

This charming property opens into a spacious living and dining area (29.2m²), featuring attractive tommette tiles and a central fireplace that creates a warm and inviting focal point. The room benefits from direct access to both the front terrace and the side of the property.

The fully fitted kitchen (14m²) is well-designed, offering ample storage and generous work surfaces, complemented by a central breakfast bar—perfect for casual dining or entertaining. There is direct access to the outside from the kitchen also. On the ground floor, you will find the shower room with WC (3.1m²), conveniently positioned next to a practical vestibule ideal for coats and boot storage (1.17m²).

Upstairs, two characterful and bijou bedrooms (7.5m², 6m²) are tucked into the eaves, showcasing beautiful exposed oak beams. One bedroom includes built-in storage, and there is an additional WC with a washbasin (0.6m²) on this floor.

Outside, the property continues to impress with a lovely sun terrace, perfect for entertaining, and a large garden mainly laid to lawn, featuring mature trees and fruit trees. There is also private parking, along with a spacious garage and additional storage area.

Situated on a quiet lane, the property enjoys direct access to a public footpath from the house—ideal for those who enjoy outdoor living. Located in a small village with far-reaching countryside views, it is just minutes from the medieval town of Domfront, offering a selection of bars and restaurants.

Information about risks to which this property is exposed is available on the Géorisques...