LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44833LSB61 Price: 115 000 EUR

agency fees to be paid by the seller

Stone rural home full of quirks, set in a peaceful location with beautiful surroundings for full renovation

EXCLUSIVE







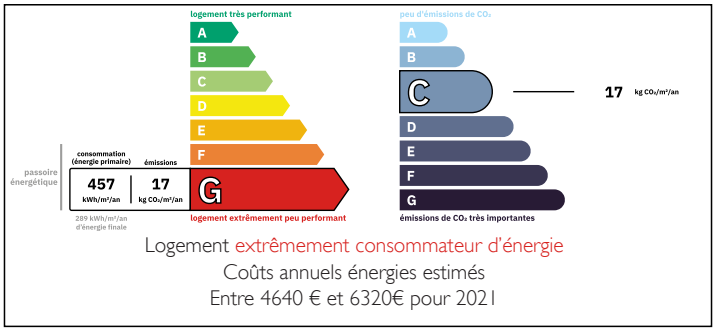








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4640 € et 6320€ pour 2021

INFORMATION

Town:	Ceaucé
Department:	Orne
Bed:	5
Bath:	2
Floor:	135 m2
Plot Size:	4967 m2

IN BRIEF

Situated in a peaceful setting, this charming property comprises two traditional stone houses with slate roofs, offering flexible accommodation ideal for a family home, holiday retreat, or rental opportunity.

The main house features an entrance hall, a useable kitchen area, and a cosy living room with fireplace on the ground floor. Upstairs, there are two bedrooms and a bathroom with WC. The landing is a spacious area and is currently also being used as an additional bedroom space.

The adjoining annex house, built in stone and also covered in slate, offers a spacious open-plan living and kitchen area together with a separate lounge on the ground floor. Upstairs, the property benefits from three bedrooms and a bathroom with WC. A cellar with hot water tank completes the accommodation.

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.

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NOTES

DESCRIPTION

Nestled in a peaceful countryside setting, this charming property comprises two traditional stone houses with slate roofs, offering character, space, and versatility. Ideal as a family home, holiday retreat, or rental investment, the property benefits from a tranquil rural atmosphere while remaining close to local amenities. The property would benefit from renovation and modernisation to bring it up to current standards, offering an excellent opportunity to create a bespoke home in the French countryside.

The main house welcomes you through an entrance hall leading to a useable kitchen area and a cosy living room featuring a fireplace, creating a warm and inviting heart to the home. Upstairs, there are two comfortable bedrooms together with a bathroom and WC. The landing is a particularly spacious area and is currently also being used as an additional bedroom space, offering further flexibility for guests or family accommodation.

The adjoining annex house, also built of traditional stone and covered in slate, provides excellent additional living space. On the ground floor there is a large open-plan living and kitchen area, perfect for entertaining or family gatherings, as well as a separate lounge offering a more relaxing and private space. Upstairs, the property benefits from three bedrooms and a bathroom with WC. A cellar housing the hot water tank completes the accommodation.

Outside, the property is surrounded by land, providing pleasant outdoor areas to enjoy the peaceful countryside views and the calm of rural living. The setting is ideal for those seeking a...