

Magnificent architect-designed house of 145 m , built in 2010 and a beautiful plot of approximately 4900 m .



INFORMATION

Town:	Saint-Martin-d'Écublei
Department:	Orne
Bed:	3
Bath:	2
Floor:	145 m2
Plot Size:	4900 m2

IN BRIEF

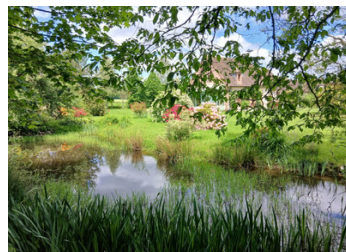
This traditional architect-designed house of 145 m², combining Norman charm and modern comfort, was built in 2010.

Quietly situated at the end of a cul-de-sac, it boasts a magnificent landscaped garden of 4,900 m².

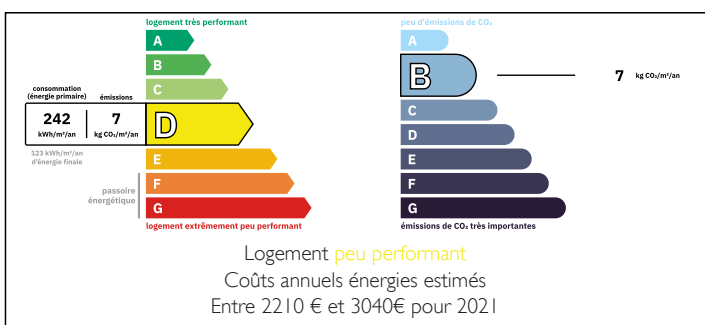
The property offers breathtaking views and includes a small pond.

It is close to a school, shops, and a pharmacy, and 10 minutes from L'Aigle and the train station.

The layout is harmonious: a spacious living room on the ground floor includes a fully equipped open-plan kitchen and a large adjoining veranda. There is also a large bedroom with an en-suite bathroom. Upstairs, there are two further bedrooms, a bathroom, and practical storage space. Outside, a lovely terrace and a large garage complete this property.

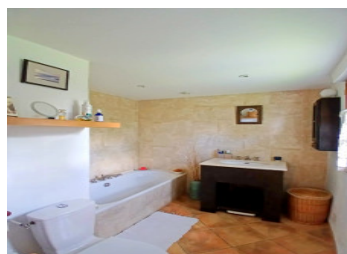


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1503 EUR

NOTES

DESCRIPTION

This magnificent architect-designed house, built in 2010 in the Norman style, combines traditional charm with modern comfort.

At the end of a cul-de-sac, the entrance gate opens onto a meticulously landscaped garden, adorned with trees, shrubs, flowers, and a pond.

The breathtaking view, combined with the peace and tranquility of the surroundings, invites relaxation and well-being.

Shops, a school, and a pharmacy are just a few kilometers away.

The exterior of the house is captivating with its traditional and authentic features.

Inside, the house offers 145 m² of living space. The floors, covered with Provençal tiles, are heated by electric underfloor heating.

The spacious living room (57 m²), with a wood-burning stove, forms a beautiful whole with the open kitchen, which is equipped with all required modern appliances.

The bright 16 m² veranda forms a beautiful extension of this living space.

The windows all feature double glazing, and for complete blackout, they all have electrically operated roller shutters.

The master bedroom is accessed via a hallway with a toilet. It has an en-suite bathroom tiled in Roman travertine.

On the second floor are two bedrooms, a bathroom, and a large storage room of 26 m².

On the exterior of the house, we find a large covered patio with beautiful wisteria.

This patio is perfect for enjoying a delicious breakfast or dinner at sunset.

Furthermore, the property features a large, practical garage of 25 m².

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>