LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45274RL61 Price: 77 000 EUR

agency fees to be paid by the seller

Spacious village house in the heart of popular St Fraimbault

EXCLUSIVE















INFORMATION

Town:	Saint-Fraimbault
Department:	Orne
Bed:	3
Bath:	2
Floor:	86 m2
Plot Size:	190 m2

IN BRIEF

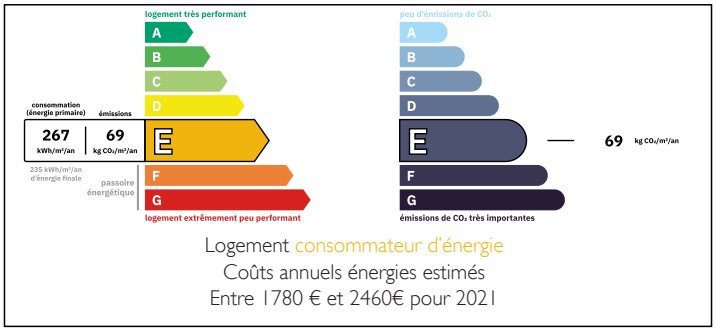
Leggett Immobilier is pleased to.present this roomy, three bedroom terraced village house with character that offers a private, walled garden, garage and cellar in addition to excellent internal space over four floors.

An ideal holiday or permanent home.

Situated in a popular village with bar, restaurant, small shop and communal lake in the Normandy Maine Regional Park not far from Domfront.

This convenient village location means everything is on your doorstep. Ferries and airports within 2 hours. Caen, St Malo 120km; Rennes airport around 110km or just over 90 mins drive. Coast about an hour. Mont Saint Michel 69km. Not to be missed.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1780 € et 2460€ pour 2021

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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LOCAL TAXES

Taxe foncière:	**650 EUR**

NOTES

DESCRIPTION

Situated in the heart of beautiful St Fraimbault in the Normandy Maine Regional Park, this terrace house laid out over four floors offers excellent space as a permanent or holiday home.

Ground Floor.
You go into a large open plan living/dining room with fireplace. There is a kitchen area to the back. The kitchen is fitted with white shaker style units and a generously proportioned breakfast bar for dining. There is also more than enough room for a good sized table and chairs in the living space. Off the kitchen stairs go down to a good sized the cellar that covers the foot print of the house where you will find the oil fired heating boiler. There is also a door at the back of the kitchen space that leads to the private, walled rear garden and garage.

First Floor.
Here there are two generous double bedrooms and a separate shower room. The floors are solid wood and the rooms light and airy.

Second Floor.
The attic has been converted into another large double bedroom, with a separate bathroom, ideal for guests.

Basement.
Here is a large cellar that provides good dry storage. It is accessed from the kitchen. Head height will be limited for some.

The house benefits from mains drainage, oil fired central heating and double glazing.

Outside.
The garden is walled and very private. It is a low maintenance space and safe for animals. There is access to the rear lane from...