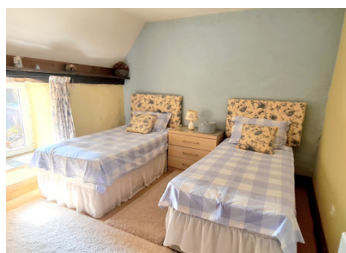


7-bed country property with flexible living space, outbuildings and beautiful countryside views.



INFORMATION

Town:	Saint-Fraimbault
Department:	Orne
Bed:	7
Bath:	5
Floor:	243 m2
Plot Size:	2335 m2



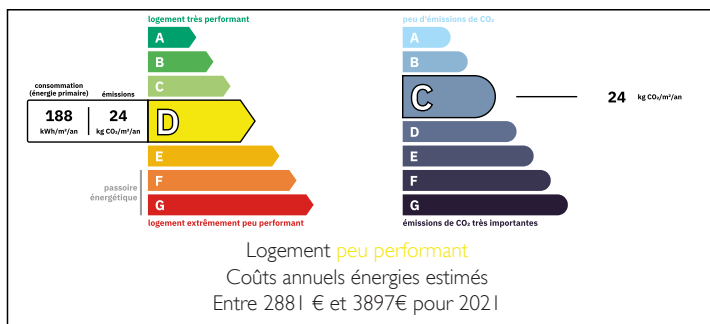
IN BRIEF

Tucked away at the end of a peaceful country lane, this spacious and versatile property offers the flexibility of a substantial seven-bedroom family home or the opportunity to create a separate house and independent gîte. The choice is yours.

Surrounded by beautiful countryside and enjoying delightful rural views, the property benefits from a range of useful outbuildings including a workshop, wood store, covered entertaining terrace and a tool storage shed, making it ideal for family living, hobbies or a tourism business.

Set in a tranquil location yet only minutes from the popular village of Passais-la-Conception and the picturesque village of Saint-Fraimbault, renowned for its award-winning floral gardens and scenic lakeside walks, this charming home offers the perfect balance of privacy and convenience.

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

Entering the property, you are welcomed into an entrance hall (with downstairs wc) that leads through to the charming country kitchen. Full of character, it features a central island, double oven, hand-painted wooden units, exposed oak beams and attractive windows overlooking the gardens and countryside beyond.

The cosy living room centres around a traditional fireplace with a wood-burning stove and retains beautiful exposed oak beams. A second reception room provides versatile living space, ideal as a playroom, study, TV room or snug.

The generous dining room comfortably accommodates a large family table and adjoins a second fully fitted kitchen/utility room, offering excellent additional food preparation space and storage. The ground floor is completed by a useful storage room and a shower room with WC.

From the dining room, a staircase leads to one wing of the house, where you will find three spacious double bedrooms, each benefiting from built-in storage and its own private en-suite bathroom.

Returning to the main kitchen, a second staircase leads to the opposite wing, comprising a family bathroom, a small bedroom or home office, two further double bedrooms and a principal bedroom with built-in storage and an en-suite bathroom. This floor retains the original low oak beams making it a conversation piece for friends and family.

The layout has been thoughtfully designed so that a central connecting door can be closed, creating two completely independent living areas. This makes the property ideal for those wishing to run a bed and breakfast, gîte, wellness...