

*** UNDER OFFER *** Charming Furnished Lock-Up-and-Leave Cottage with Garden in Normandy Village

EXCLUSIVE



INFORMATION

Town:	Rives d'Andaine
Department:	Orne
Bed:	1
Bath:	1
Floor:	35 m2
Plot Size:	90 m2

IN BRIEF

Ready-to-move-in French cottage with garden, ideal as a holiday home or low-maintenance second home



ENERGY - DPE

DPE not required.

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: 305 EUR

NOTES

DESCRIPTION

Looking for a charming French property for sale in Normandy that you can simply unlock, put down your suitcase and enjoy? This delightful, fully furnished cottage in a peaceful village offers an easy-to-maintain home, perfect as a holiday home, second residence or lock-up-and-leave property.

The cottage combines traditional character with practical modern features, making it an appealing choice for anyone looking for a low-maintenance base in the French countryside.

Characterful open-plan living space

The ground floor features a spacious 23 m² open-plan living room and kitchen, creating a comfortable and sociable space for relaxing, cooking and entertaining.

Traditional exposed beams add character, while the fireplace provides a cosy focal point for cooler evenings. It is the sort of fireplace that invites you to, settle down with a good book, hang Christmas stockings or recreate a little scene from The Holiday.

Bedroom and en-suite bathroom

The stairs lead to the first floor, where you will find a charming master bedroom of approximately 10 m² Loi Carrez, but approximately 19 m² of floor space, making good use of the sloping roof.

The bedroom benefits from its own en-suite shower room.

Private garden and useful annex

A couple of stone steps lead up from the house to a private garden of approximately 70 m².

A small annex houses the boiler, toilet and adds extra storage space. The outdoor area is manageable and easy to maintain, making it particularly suited to a lock-up-and-leave lifestyle.

The property benefits from:

- * Electric heating
- * Double glazing throughout
- * Mains drainage