

Roomy semi-detached stone village property close to Domfront.



INFORMATION

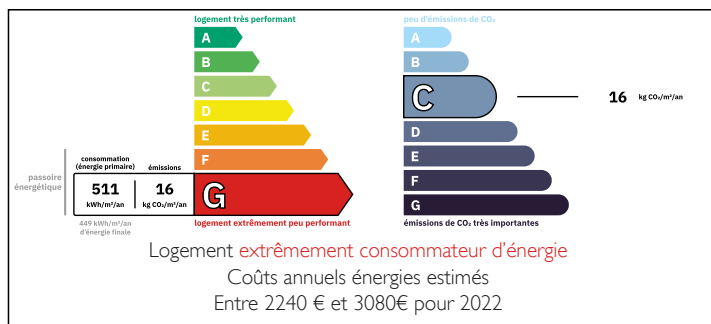
Town:	Saint-Mars-d'Égrenne
Department:	Orne
Bed:	3
Bath:	2
Floor:	85 m2
Plot Size:	240 m2

IN BRIEF

Leggett Immobilier is proud to present this spacious stone three bed semi-detached village property with private garden and garage. Amenities are within walking distance and medieval Domfront is just 8km away. There is scope to change the layout and extend the accommodation should you wish to. St Malo and Rennes Airport around 105km. Caen Ouistreham 110km. Mont St Michel 65km. An ideal holiday or permanent home.



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.



DESCRIPTION

Located in a quiet side street this property offers so much potential.

Ground Floor.

You enter into a hallway with a good sized kitchen/diner of 21m² to your left. Ahead is a corridor leading to a utility area of about 4.9m² with a door out to the back garden. Off the utility room is a 4m² shower room with WC. Also on the ground floor a bedroom of around 8m².

First Floor.

Solid wood stairs lead to a light landing area with a second dual aspect reception room to your left that could also be a substantial master bedroom of 21m². To your right is another dual aspect double bedroom of 13m². Also on this floor you find a 2.7m² separate WC with hand basin and built-in cupboard. Flooring is solid wood.

Second Floor.

An impressive attic space covering the foot print of the house. While it is under eaves the head height is still good. There is some insulation and it has conversion potential subject to any necessary permission.

The property benefits from connection to mains drainage.

Outside.

To the rear of the house the attached garden is laid mostly to lawn with some mature planting and trees. To the back of a garden is a wood chicken house. Attached to the property is a block built garage, ideal for storage or for a small car.

Early viewing is recommended.

Information about risks to which this property is exposed is available...

NOTES