LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47806AFE61 Price: 132 000 EUR

agency fees to be paid by the seller

17thC property to finish renovating, 1-bed converted cottage, large garden, just 2km from amenities.

EXCLUSIVE







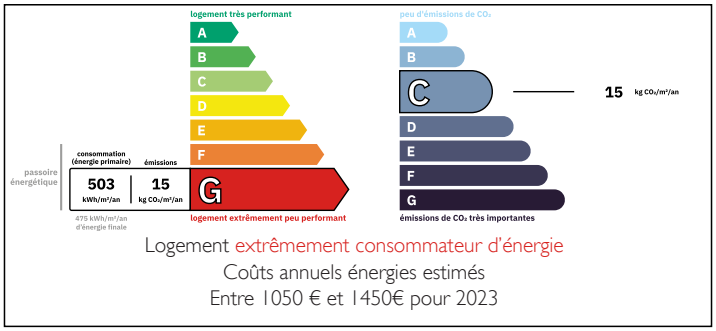








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1050 € et 1450€ pour 2023

INFORMATION

Town:	Passais Villages
Department:	Orne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	1000 m2

IN BRIEF

Situated in a small country hamlet, this 17th-century property dates back to 1678 and offers plenty of character and potential.

The main house though requiring renovation, retains some lovely original features, including oak beams, granite stonework, a curved granite wall and high ceilings. The property also includes a beautifully renovated one-bedroom cottage, providing somewhere to live while renovating the main house. It could also be used as a gîte or guest accommodation. The large rear garden has far-reaching countryside views along with storage shed. Despite its peaceful rural setting, the property is less than 2km from the popular village of Passais-la-Conception, with shops, bar/restaurant.

There is plenty of potential to create a large family home with additional accommodation, a holiday rental, home office or studio. A great opportunity

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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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NOTES

DESCRIPTION

Cottage

This cosy cottage is a converted bread oven and retains lots of original features, including a central wood burner, exposed stone walls and original oak beams. On the first floor, there is a double bedroom, dressing area and shower room with WC. Beautifully presented and perfect as a guest cottage, Airbnb gite, studio or work space.

House to Renovate

This 17th-century property consists of a large lounge that boasts an original granite fireplace, curved wall and original granite font incorporated into the walls. There is direct access to the back garden. The kitchen area has wall-length windows, making the most of the country views, and sits next to what would be a utility room and downstairs WC. On the first floor of one part of the house, there is potential for two bedrooms, and there is already a bathroom with WC in place. On the first floor of the second part of the house, the large space with vaulted ceilings would be perfect for creating a master bedroom with en-suite facilities.

The outside space consists of a large garden surrounded by mature trees and looking out onto the surrounding countryside. The front and side terraces are perfect for apéros and al fresco dining.

In a small hamlet, this semi-detached home is in the heart of the countryside but only minutes from the popular village of Passais-la-Conception with all its amenities.

Less than 2 hours from the nearest ferry port and 35 minutes from the nearest train station, with direct...