LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48509LSB61 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)

Village house with large garden in a historical town.















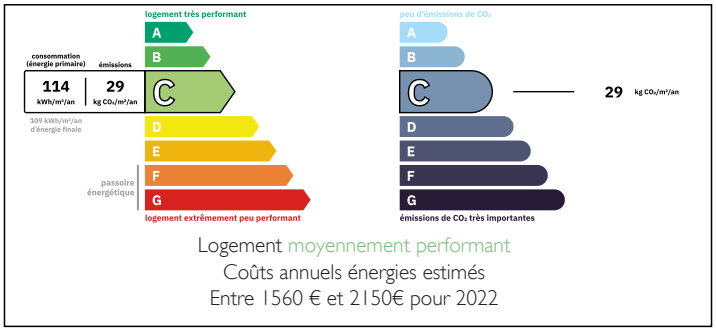
INFORMATION

Town:	Domfront en Poiraie
Department:	Orne
Bed:	4
Bath:	2
Floor:	114 m2
Plot Size:	344 m2

IN BRIEF

A beautifully presented period property with character features and generous accommodation across three floors. The house offers four bedrooms, a stylish kitchen diner, sitting room, spacious family bathroom and a large ground floor cloakroom, plus a useful basement cellar. Outside, an enclosed garden includes a sun terrace, a handy outbuilding and a garage with remote controlled doors and access from the neighbouring side street. Perfectly placed to enjoy the town centre and its local facilities, the property also benefits from mains utilities and high speed internet. It is currently used as a holiday let.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1560 € et 2150€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48509LSB61 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**615 EUR**

NOTES

DESCRIPTION

A well-presented period townhouse with character, modern comforts, garage and enclosed garden, right in the centre of Domfront-en-Poiraie in Normandy.

This attractive stone-built house of approximately 114 m² offers four bedrooms across three floors, two bathrooms, a fitted kitchen-diner and sitting room, plus useful cellar storage.

It sits on a fully enclosed 344 m² plot with a sun terrace, small outbuilding and a good-sized garage with remote-controlled access from the side street. High-speed internet and mains services are connected. The property has been carefully maintained and is currently used for holiday lettings.

The ground floor centres on a bright kitchen-diner with a modern fitted kitchen that still respects the house's original character. This opens to the sitting room and leads through double-glazed doors to the hallway, where an elegant original spiral staircase rises to the upper floors. A generous ground-floor cloakroom completes this level.

A basement cellar provides practical storage and houses the oil-fired central heating boiler.

Upstairs, the first floor has two large, stylish bedrooms and a spacious family bathroom featuring a distinctive curved wall. The second floor contains two further bedrooms, one with an original fireplace.

Throughout, the interiors feel light and well-kept, with a mix of period details and contemporary finishes.

Outside, a private sun terrace sits behind the house, ideal for outdoor seating, with a useful outbuilding nearby that works well for garden furniture or as a simple summer kitchen.

The main garden is fully enclosed on all sides, offering privacy and a pleasant,...