

Stone house situated in a secluded position on the edge of the Suisse Normandie, with lovely country views.

EXCLUSIVE



INFORMATION

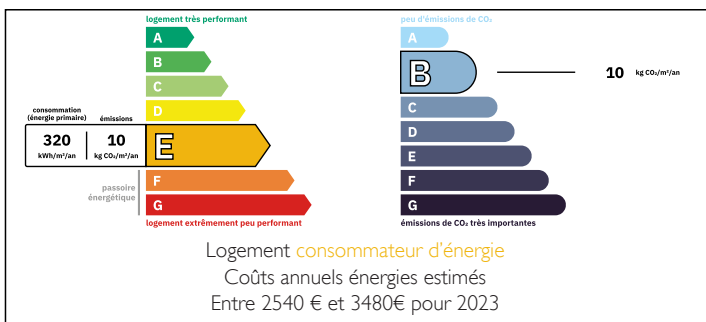
Town:	Chênedouit
Department:	Orne
Bed:	4
Bath:	2
Floor:	122 m2
Plot Size:	1701 m2

IN BRIEF

Peacefully located, yet just a short drive from the pretty riverside town of Putanges le Lac and 1 hour from the ferry at Caen, this character property has ample accommodation with large living rooms and there is potential to develop further into the large attached barn.

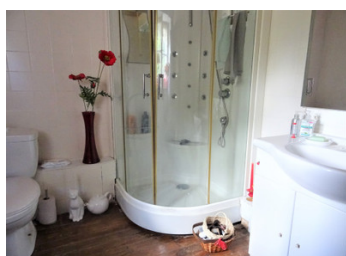


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 514 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This character property is situated down a very quiet country lane and is situated towards the bottom of the valley. Currently a family home, it is immediately habitable but could benefit from a little refreshing, the rooms are spacious and light.

The house comprises,

A good size fitted kitchen 24m², off of which is a downstairs cloakroom with wc and basin and access to the attached barn.

Sitting room 18m², with original exposed beams and wood burner, open to

Dining room 20m², again with beams and opening to,

Conservatory 12m², overlooking the garden and views of the surrounding countryside.

Stairs from the sitting room lead to a first floor landing with wood floors which continue throughout.

Bathroom with shower, basin and wc.

Bedroom 10m²

Bedroom/dressing 7m²

Bedroom 12m². further dressing area.

Second floor with bedroom 9m² and office/workroom 11m², which could be a further bedroom with a little work.

There is a large attached barn 24m², with storage space above, accessible from the house or outside. Garage, parking and pretty gardens.

Information about risks to which this property is exposed is available on the Géorisques website :