

Own your own slice of paradise with this stone longere, pool, panoramic views, with separate gite potential



## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Champ-Haut |
| Department: | Orne       |
| Bed:        | 2          |
| Bath:       | 2          |
| Floor:      | 165 m2     |
| Plot Size:  | 9147 m2    |



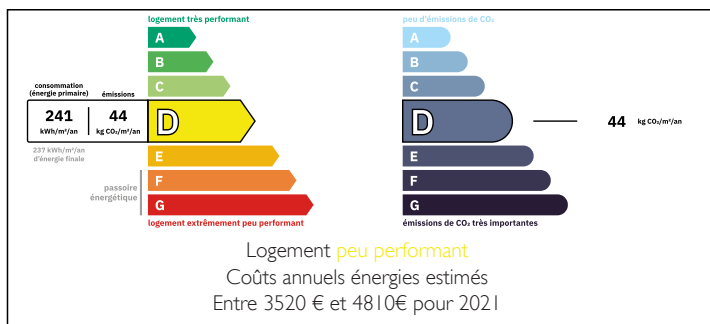
## IN BRIEF

This beautiful character stone property has almost 360 degree views perched on the top of the ridge looking down the valleys on both sides. With its huge open plan kitchen, dining, and living room, 2 bedrooms and a mezzanine level that is used as a third bedroom there is plenty of space for the family. With an additional room that opens on both sides to take advantage of the valley views and the swimming pool, it truly is a slice of paradise far from the madding crowd. With plenty of land space and an established vegetable garden, there is already a poly tunnel (32m2) to start the growing season early and overwinter plants.

The swimming pool is 4mx8m that goes from 1.2m to 1.8m depth also has a summer cabin (16m2) to relax in.

It also comes...

## 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

From the front portico entrance (5m<sup>2</sup>) providing shelter to enter the property, and you arrive in the open and spacious living room/dining area with woodburner, and the fully equipped kitchen (49m<sup>2</sup>) further to the right. The living room continues further around with an additional (25m<sup>2</sup>) where double glass doors lead out to the rear of the property and views of the valley. Off the living room side there is a second room currently used as a games room (35m<sup>2</sup>) that has double doors on both sides that allows access of the pool view at the front through to the stunning valley view at the rear of the property. This also has a staircase that leads to the mezzanine space (5m<sup>2</sup>) that is currently used as an additional bedroom.

There is a corridor off the dining room area that provides access to the toilet, tiled bathroom (9m<sup>2</sup> with two basins, bathtub and shower) and a laundry space (5m<sup>2</sup>). Second stairwell from the living room provides access to the two bedrooms upstairs (16m<sup>2</sup> and 12m<sup>2</sup>), bathroom with shower/toilet and basin (2m<sup>2</sup>) and a storage space (4m<sup>2</sup>) that could be used as a walk in wardrobe.

With close to a hectare of land there is room for animals if you wish, a huge vegetable garden in place with a polytunnel of 32m<sup>2</sup>, swimming pool 8mx4m with a depth of 1.2m graduating to 1.8m, a summer cabin to relax in (16m<sup>2</sup>) and a second outbuilding that...

## LOCAL TAXES

**Taxe foncière:** 1200 EUR

**Taxe habitation:** EUR

## NOTES