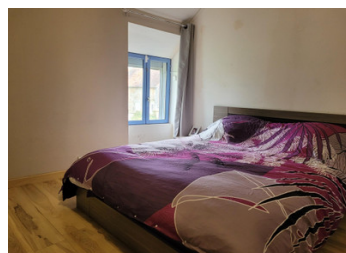


✳ Under Offer ✳ stone longère beautifully renovated and ready to move into to enjoy the French lifestyle.



## INFORMATION

Town:	Villedieu-lès-Bailleul
Department:	Orne
Bed:	3
Bath:	1
Floor:	139 m2
Plot Size:	1127 m2

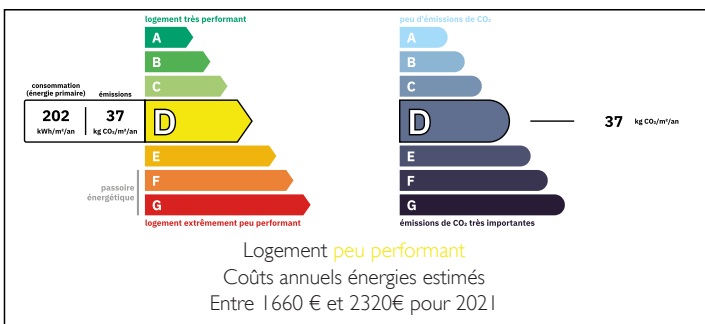


## IN BRIEF

This beautifully renovated 3 bedroom stone longère is ready to move in and start entertaining guests. With a fully equipped kitchen, separate dining room, and an entertaining/BBQ area outside to enjoy the sunny weather that includes an electric retractable cover shade.

With just over 1000m2 of yard, and a separate carport area that can fit two cars, and small pond, it is ideally situated between Trun and Argentan for all amenities/shops.

## 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

There are two entrances to the house. One via the ground level through the fully equipped and tiled kitchen (21m<sup>2</sup>) with island /breakfast bar, or the external staircase that takes you directly to the living room (26m<sup>2</sup>) on the first floor. There is an internal staircase from the kitchen that takes you to the first floor hallway and you pass the first bedroom (14m<sup>2</sup>). continuing down the hallway you arrive at the spacious dining room (15m<sup>2</sup>) that is partially open to the living room. To the side of the living room you have the fully-tiled bathroom (6m<sup>2</sup>) that has shower, bathtub, basin and toilet. The staircase from the living room then takes you to the second floor where there are an additional two bedrooms (13m<sup>2</sup> and 10m<sup>2</sup>). Wooden flooring throughout the 1st and 2nd floors.

Double glazed windows throughout, with electric shutters. The heating for the living room and dining room is by a wooden pellet burner, whilst the kitchen and bedrooms utilise an oil-fired central heating system with a 600L tank.

There are also three storage/cellar areas - first is used as a laundry space (10m<sup>2</sup>) and hot water system is stored here. Second is used as storage or work area (26m<sup>2</sup>) where the electric fuse box is located. Third is where the central heating system and oil tank is housed (14m<sup>2</sup>)

Motorised gate opening to enter the property.

The entertainment/BBQ area is...

## LOCAL TAXES

**Taxe foncière: 870 EUR**

## NOTES