

This pretty country cottage with stunning views is being sold including furniture.

EXCLUSIVE

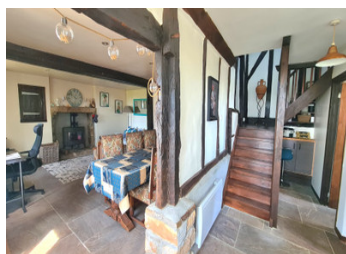
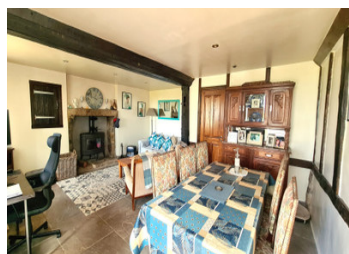


INFORMATION

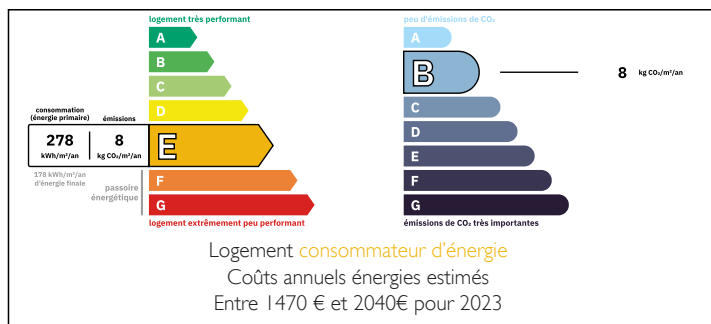
Town:	Juvigny Val d'Andaine
Department:	Orne
Bed:	2
Bath:	2
Floor:	90 m2
Plot Size:	1200 m2

IN BRIEF

Pretty country cottage nestled in a small hamlet with lovely outside space and amazing 180° views of the surrounding countryside. Ready to move into and offering good living space along with 2 ensuite bedrooms. Good proximity to several towns and villages with all amenities. Ideal primary residence or your perfect French country getaway.

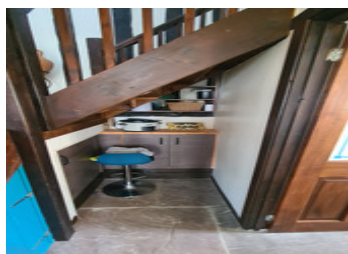


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

From the entrance you have a spacious living room (28m²), which has a central fireplace with wood burning stove and room for a family size dining table. Beautiful stone flooring and oak beams give character and there is access directly to the garden also. Off the living room there are two rooms (10.8m², 7.6m²) which could make the perfect 3rd bedroom with ensuite facilities downstairs or an office, studio, storage room or games room. The fitted kitchen (14m²) with dual aspect windows has a breakfast bar and numerous storage cupboards along with plenty of worktops. A handy utility room (4m²) with WC has further fitted storage and space for a washing machine. There is further fitted storage found on this floor. To the first floor there is a double bedroom (15.5m²) with space for a wardrobe and views overlooking the garden and countryside beyond. It comes with an ensuite shower room with wc (2.2m²). The second bedroom (11.3m²) has walk in dressing room (3.1m²) and a spacious ensuite shower room with WC (6m²). Again the outlook is stunning. Outside there is parking for several vehicles, a terrace set out with BBQ and a pretty garden. The property sits on a plot of approx 1286m².

Double glazed, slate and wooden flooring, oak beams, electric radiators, modern kitchen and bathrooms, good roof.

1 hour to the coast

90 minutes to the ferry port

20 minutes to a station with direct routes to Paris.

5 minutes to amenities.

Information...