

Beautifully renovated farmhouse, full of character, impressive cathedral ceiling, exposed beams, large garden.

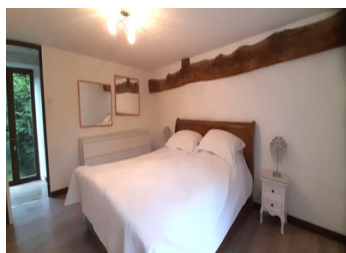


INFORMATION

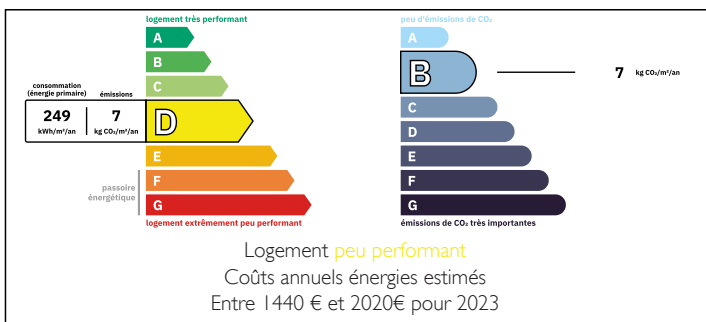
Town:	Chanu
Department:	Orne
Bed:	4
Bath:	1
Floor:	125 m2
Plot Size:	4567 m2

IN BRIEF

This super property is just oozing with character, including exposed beams, stone walls and an amazing cathedral ceiling in the living area. The bright and spacious accommodation has been tastefully renovated and offers all the comforts of modern open plan living and has a fully fitted kitchen and recent bathroom. The large private garden has lovely countryside views. Situated in a small hamlet close to the village of Chanu and just a short drive to Tinchebray and Flers. Domfront approximately 20 mins by car.



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

Entering directly into;

Large open plan living/dining/kitchen area 60m2, featuring the super cathedral ceiling and exposed beams, stone walls and large fireplace with a pellet burning stove. There is central dining area separated from the kitchen with a breakfast bar. The kitchen is fully fitted and has a feature wood burning stove with back boiler which serves some of the radiators for heating.

Door to utility room, 13m2 with external door to the front, fitted units, space for washer dryer and door to separate wc with hand basin.

Stairs to first floor corridor with large picture window and giving access to;

Bedroom 14m2

Bedroom 10m2

Large modern bathroom with shower, bath, basin, wc and vanity units.

Second staircase leading to,

Bedroom 10m2

Bedroom 12m2

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES

Outside there is a large lawned garden, approximately an acre, with storage sheds. Large terrace and parking area with metal gates.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>