

Pretty country cottage with garage and outside space in the heart of the Suisse Normande

EXCLUSIVE



INFORMATION

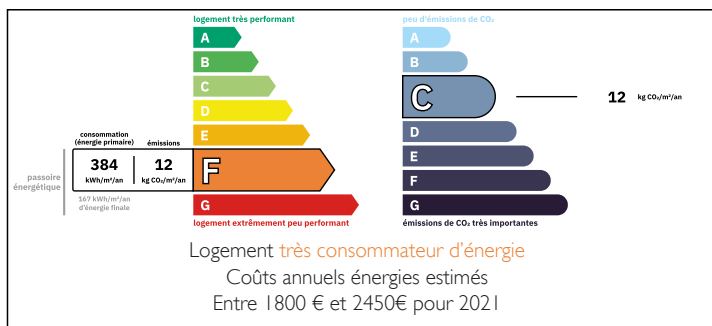
Town:	La Lande-Saint-Siméon
Department:	Orne
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	550 m2

IN BRIEF

Settled in the heart of the stunning Suisse Normande countryside with its pretty villages, walking and cycle routes and historical towns you will find this pretty 2 bed stone cottage. The perfect second home in France or cosy main residence.

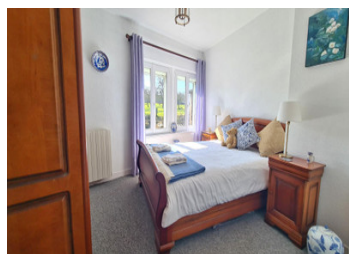


ENERGY - DPE



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 terrace you enter into the kitchen diner (22.7m²). Fully fitted kitchen with plenty of storage space and worksurfaces. The dining area is situated near the window with views over an apple orchard. The living room (21m²) has a central fireplace with a newly installed pellet burner. Dual aspect windows and original oak beams. From the kitchen you take the stairs to the first floor where you enter the master bedroom (22m²). This again has dual aspect windows and an original granite stone fireplace that is now used for decoration. Light and bright with plenty of space for storage. The second bedroom (10.5m²) also has space for storage and has views over the countryside. A modern shower room (3.4m²) with separate WC are also located on this floor. A pretty front terrace is a real sun trap and the place to sit with a glass of wine or taste the local cider. The property is situated in a small hamlet and has a separate garage with upstairs storage space and another little sun terrace. Down a tiny lane from the house is some land that is the perfect place to grow veg, or just sit and take in the surrounding countryside.

4km to amenities

24 to the beautiful town of Falaise and its historical chateau

Less than an hour (66km) to the coast and nearest ferry port.

The suisse Normande is a paradise for outdoor pursuits with endless places to hike and cycle. Picturesque countryside with...

LOCAL TAXES

Taxe habitation: EUR

NOTES