

Beautiful stone house nestled in Ecouve Forest with acreage for horses, your own slice of paradise



INFORMATION

Town:	La Lande-de-Goulte
Department:	Orne
Bed:	3
Bath:	1
Floor:	106 m2
Plot Size:	30200 m2



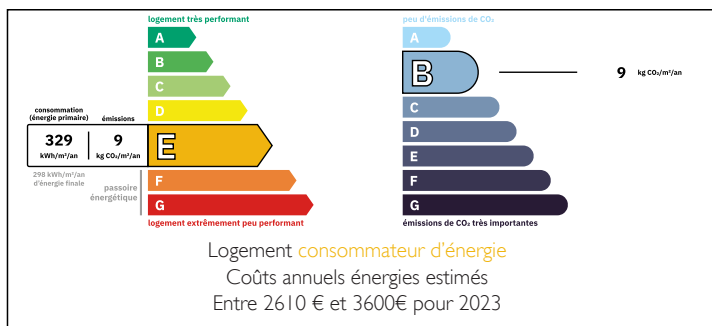
IN BRIEF

Leggett are pleased to present this beautiful 2/3 bedroom property. Centrally located close to major towns and cities you are not far from what you need, but your only quiet slice of paradise to relax.

The vendor is currently in the process of creating the 3rd bedroom, which has space for its own ensuite bathroom that is on the ground floor.

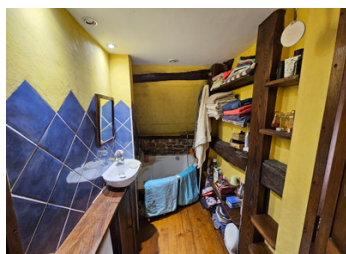
There is a spacious barn, that has a lockable space, and mezzanine space for storage, and a separate atelier workshop, and office space if needed. There is a cellar space, and also a side pantry storage space for the kitchen. This property has plenty of charm and potential for those seeking the country lifestyle.

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

Ground Floor

Kitchen dining room 28m2 with side utility/pantry are 3m2

Living room 29m2

WC (under stairs)

Bedroom with bathroom project 19m2

1st Floor

Landing 10m2

Bedroom 1 15m2

Bedroom 2 15m2

Bathroom with WC 2m2

Outbuildings

Tiled Workshop 26m2

Shed/Barn 60m2

Lockable section of shed 38m2 (in addition)

Office or Shop space 13m2

Cellar 5m2

Attic 14m2

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

LOCAL TAXES

Taxe foncière: 591 EUR

Taxe habitation: EUR

NOTES