

Beautifully presented family home with spacious open plan living and five bedrooms. Large garden and barn.



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Montreuil-au-Houlme |
| Department: | Orne                |
| Bed:        | 5                   |
| Bath:       | 2                   |
| Floor:      | 150 m2              |
| Plot Size:  | 3000 m2             |

## IN BRIEF

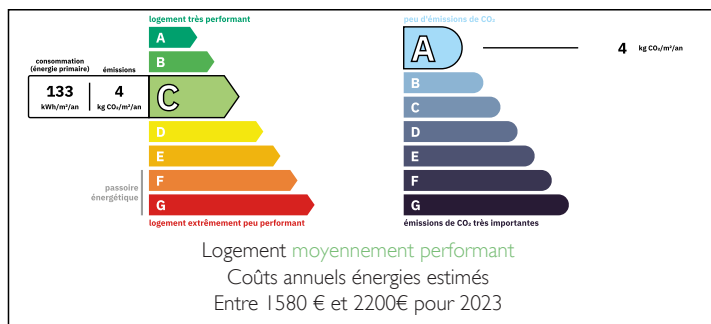
This delightful home offers generous open-plan living, featuring a recently fitted kitchen and stylish modern bathrooms, perfect for contemporary family life. The ground floor also includes a home office, a practical laundry room, and a large storage room with potential for conversion into additional living space.

With five good-sized bedrooms, one conveniently located on the ground floor, the flexible layout suits a variety of lifestyle needs.

Outside, a large garden with lovely views over the surrounding countryside provides the ideal setting for outdoor entertaining, relaxing, or play. Additional features include an integral garage, garden shed, ample parking, and a substantial barn offering excellent storage or conversion potential (subject to permissions).



## 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

Quietly set on a leafy country lane with sweeping views over open fields, this modernised family home combines generous open-plan living with five bedrooms, superb ancillary space and excellent outbuildings.

### Ground floor

38 m<sup>2</sup> dual-aspect living area: sitting room with lovely fireplace, dining space and a fully fitted kitchen, all opening through two French windows straight onto the gardens.

Inner hall to a contemporary bathroom (walk-in shower & basin) and a separate WC.

Bedroom 1 – 12.5 m<sup>2</sup> with fitted wardrobes, ideal as a ground-floor suite.

Laundry/utility – 7.5 m<sup>2</sup>, office – 9 m<sup>2</sup> for home working, and a boiler/store room – 20 m<sup>2</sup> with doors front and back plus a vast attic above, potential for conversion, subject to permission.

### First floor

Four further bedrooms (14 m<sup>2</sup>, 12 m<sup>2</sup>, 10 m<sup>2</sup>, 9 m<sup>2</sup>) are served by a bright landing, a shower room (basin & shower) and a separate WC.

### Outbuildings & extras

Integral garage plus garden shed.

Detached barn: garage bay, workshop, large storage area and attic—suitable for a variety of uses, hobbies, or possible future conversion (subject to permission).

### Outside

Lawns surround the house and barn, catching sun all day and framing lovely views of the countryside—perfect for children's games, alfresco dining or simply unwinding in peace.

A spacious, move-in-ready home with room to