

Charming Stone Village House with Garden, Garage and Outbuilding – Near Alençon, Normandy



INFORMATION

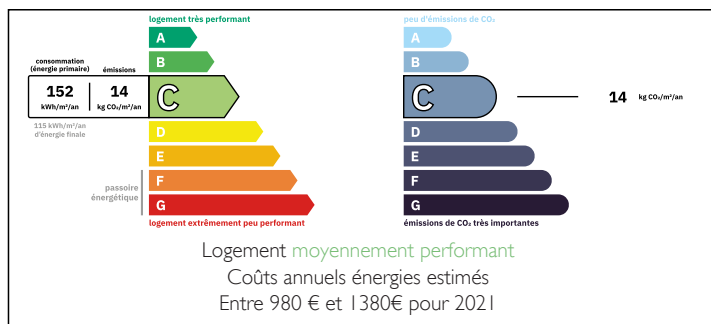
Town:	Saint-Ellier-les-Bois
Department:	Orne
Bed:	3
Bath:	1
Floor:	118 m2
Plot Size:	434 m2

IN BRIEF

Set in a peaceful village just a short drive from Alençon, this characterful 3-bedroom stone house offers the perfect blend of traditional charm and modern comfort. With a private garden, garage, spacious outbuilding, and the potential to purchase additional pasture nearby, this is an ideal lock-up-and-leave property, full-time residence, or countryside retreat.

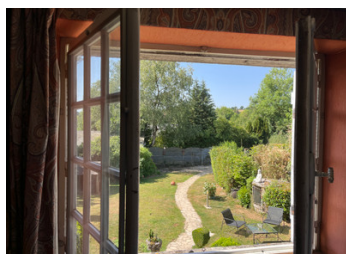
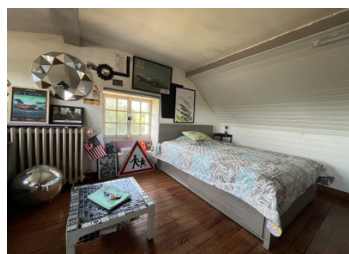


ENERGY - DPE



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:

Bright living room with a cozy fireplace, semi-open fitted kitchen with dining area that opens onto a lovely terrace, hallway to the right leading to a laundry room, shower room, separate WC, and stairs to the upper floors.

First Floor:

Landing with an alcove perfect for a small office or reading nook, two bedrooms including one with an integrated built-in closet, and a separate toilet.

Second Floor:

Landing with built-in storage leading to a large third bedroom.

Additional Features:

A garage and an outbuilding that could serve as a workshop or second garage with attic space above

Outdoor courtyard with a lean-to, perfect for storage or extra parking space.

A charming garden with functioning well.

Optional purchase of a pasture located nearby.

Don't miss this unique opportunity to own a beautiful countryside home in Normandy. Contact me today to arrange a viewing and discover everything this property has to offer.

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

LOCAL TAXES

Taxe foncière: 1241 EUR

Taxe habitation: EUR

NOTES