

Pretty granite cottage with 2 ensuite bedrooms set in a small hamlet in the Normandy country side.

EXCLUSIVE



## INFORMATION

Town:	Passais Villages
Department:	Orne
Bed:	2
Bath:	2
Floor:	75 m2
Plot Size:	450 m2



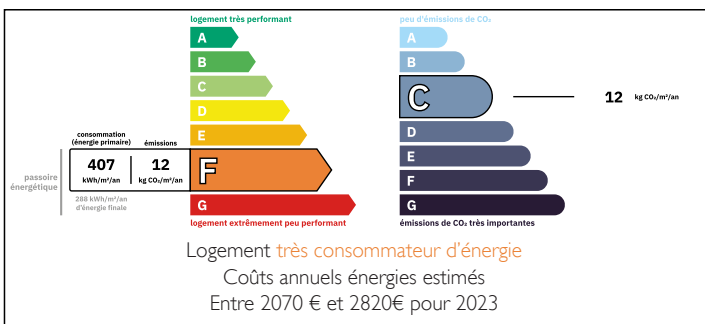
## IN BRIEF

Set in a small hamlet in the Normandy countryside, this charming stone cottage is presented to a high standard and full of character. The ground floor features an open-plan layout, while the first floor offers two ensuite bedrooms.

Outside, there is a manageable garden with two terraces, a wood shed, and an outbuilding ideal for storage or use as a workshop.

Located 1.5km to the popular village of Passais-la-Conception, which offers a full range of amenities.

## 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

Set in a peaceful hamlet surrounded by the beautiful Normandy countryside, this charming stone cottage is full of character and presented to a high standard.

The ground floor offers a welcoming open-plan living space with a fully fitted modern kitchen, plenty of storage, and generous work surfaces. The kitchen opens onto a spacious dining area with room for a family-sized table. A wood burner set in an old stone fireplace creates a warm and inviting focal point, with direct access to the rear sun terrace — beautifully framed by wisteria, perfect for al fresco dining.

The cosy living room features a second fireplace with a wood burner, ideal for relaxing evenings. There is also access to the outbuilding and a downstairs WC.

Upstairs are two bright and well-proportioned bedrooms, each with its own ensuite shower room and WC. Exposed oak beams, high ceilings, and wooden flooring enhance the cottage's authentic charm.

Outside, the property includes a manageable lawned garden, two terraces, a workshop, and a wood shed providing excellent storage or workspace options.

Located less than 2 km from a lively village with all amenities and only 12 km from the medieval town of Domfront with its cobbled streets and château ruins.

The house is double glazed, sold fully furnished, and heated by two wood burners and electric radiators — ready to move into and enjoy.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES