

Spacious 3 bed 2 bath detached country property with workshop, garage and large garden

EXCLUSIVE



INFORMATION

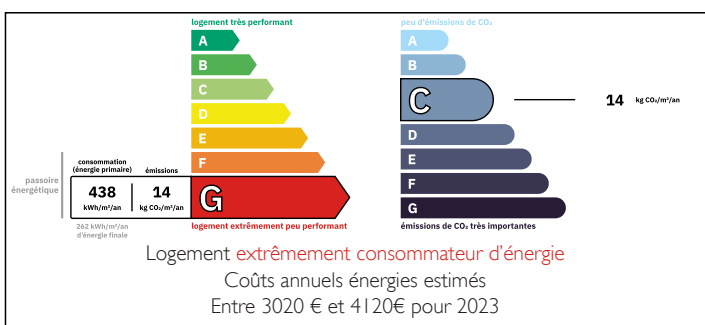
Town:	Passais Villages
Department:	Orne
Bed:	3
Bath:	2
Floor:	107 m2
Plot Size:	2315 m2

IN BRIEF

This property is ideal as a main residence or a perfect holiday home, set in the beautiful Normandy countryside. It offers spacious accommodation along with generous outside space and several outbuildings, providing excellent storage or workshop potential. Just minutes from the charming village of Saint-Fraimbault.

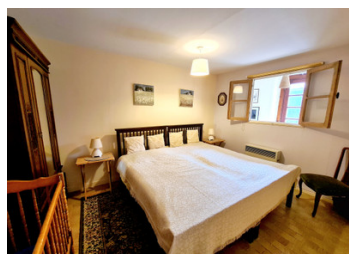


ENERGY - DPE



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

You enter the home through a hallway that leads into a bright and welcoming sitting room (29m²). Dual-aspect windows flood the space with natural light, and a wood burner provides a cosy atmosphere for cooler evenings. The adjoining dining area offers an ideal setting for entertaining friends and family.

The fitted kitchen (16.5m²) has ample space for a breakfast table and leads conveniently to a ground-floor double bedroom (10.8m²). A spacious utility area (12m²) provides excellent additional storage, alongside a shower room with WC (6.5m²) and a separate bathroom (m²), also with WC.

Upstairs, built-in storage at the top of the stairs leads to two generous double bedrooms (18m², 9.9m²), both featuring exposed beams and Velux windows, adding to the property's rustic charm.

Outside, the property includes an attached workshop/garage, a separate outbuilding, and a wood store. A large front terrace offers the perfect spot to enjoy the south-facing sun and take in the beautiful countryside views. The surrounding gardens, with lawns and mature trees, provide plenty of space to create a vegetable plot if desired.

Situated in the peaceful Normandy countryside, the property is just five minutes from the picturesque village of St Fraimbault.

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

NOTES