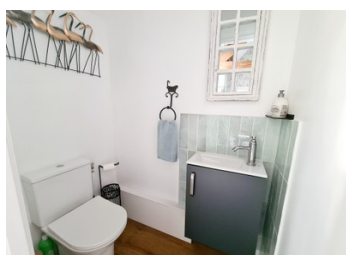
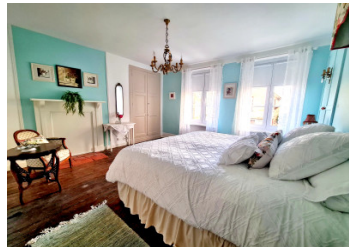
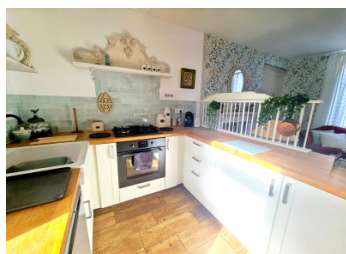


Stunning 2 bed cottage with sunny outside space, situated in the pretty village of St Fraimbault.



## INFORMATION

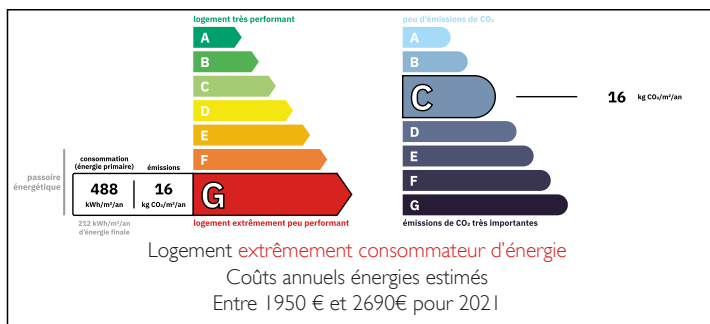
Town:	Saint-Fraimbault
Department:	Orne
Bed:	2
Bath:	1
Floor:	67 m <sup>2</sup>
Plot Size:	89 m <sup>2</sup>



## IN BRIEF

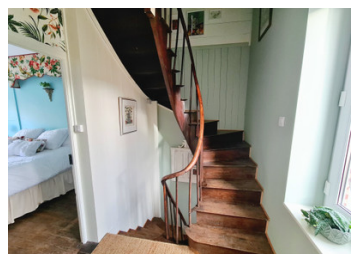
This charming cottage is ready to move into and is full of character. On the ground floor, the open-plan living area opens directly onto the garden and upstairs there are two well-proportioned double bedrooms and a modern shower room. Situated in Saint-Fraimbault, in the heart of the regional natural park, the village is renowned for its beautiful gardens and large lake, with numerous countryside walks nearby. Local farms offer fresh cider and regional produce, providing an authentic taste of Normandy living.

## 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

This charming traditional cottage is connected to mains drains and enjoys the comfort of underfloor heating on the ground floor. Step through the front door into a welcoming:

- Lounge with corner kitchen (26 m<sup>2</sup>) – The kitchen area with its storage space and worksurfaces sits next to the sitting room with space for a dining table. Underfloor heating, original built in storage cupboard, direct access to the back garden.

- Oak staircase to the first floor

- Landing (2 m<sup>2</sup>) – with wooden floorboards and access to:

- Bathroom (3.2 m<sup>2</sup>) – Recently renovated with WC, washbasin and shower.

- Bedroom 1 (18.6 m<sup>2</sup>) – A generous, light-filled room with a decorative fireplace and two large double-glazed windows. The built-in storage, kept behind the original doors, adds a wonderful touch of character along with original wood flooring.

The staircase continues to the second floor:

- Bedroom 2 (19 m<sup>2</sup>) – Another spacious room with exposed oak A-frames and a vaulted ceiling. It also benefits from its own WC and washbasin, making it ideal for guests or as a main bedroom.

Outside, the south-facing courtyard garden is the perfect spot to relax in the sunshine or enjoy an evening apéritif. The pergola is just waiting for a climbing grapevine to create natural shade.

Walking distance to a bar and restaurant and the village lake and gardens.

Minutes from amenities and médiéval Domfront with supermarkets and health facilities.

1 hr 30 mins to the nearest ferry port and 1 hour to Mont St Michel.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES