

Ref: A41512AFE61

Price: 105 000 EUR

agency fees to be paid by the seller

#### Delightful 2-bed cottage with outdoor space, nestled in pretty St Fraimbault.













### INFORMATION

Town: Saint-Fraimbault

Department: Orne

Bed: 2

Bath: ı

Floor: 67 m2

Plot Size: 89 m2

#### IN BRIEF

This lovely cottage is ready to move into and has plenty of character. Downstairs, the open-plan living space opens straight onto the garden, making it bright and welcoming. Upstairs there are two good-sized double bedrooms and a modern shower room. Set in St Fraimbault, in the heart of the National Park, the village has pretty gardens and a large lake, with plenty of countryside walks nearby. Local farms offer fresh cider and other treats, giving a true taste of Normandy life.

### **ENERGY - DPE**



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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.



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# LOCAL TAXES

Taxe habitation: EUR

## **NOTES**

### 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 m²) Bright and airy with double glazing, tiled flooring and cosy underfloor heating. The fitted kitchen has both storage cupboards and work surfaces including one that contains the heating controls.
- Oak staircase to the first floor
- Landing  $(2 \text{ m}^2)$  with wooden floorboards and access to:
- Bathroom (3.2 m²) Recently renovated with WC, washbasin and shower.
- $\bullet$  Bedroom I (18.6 m²) 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.

The staircase continues to the second floor.

• Bedroom 2 (19 m²) – Another spacious, inviting 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 peaceful 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, and a handy storage shed offers space for garden furniture and tools.

Walking distance to a bar and pretty lake and minutes from amenities and médiéval Domfront.

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