

UNDER OFFER ; A delightful property renovated over the years to create a comfortable, welcoming forever home.

EXCLUSIVE



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Le Châtellier |
| Department: | Orne          |
| Bed:        | 4             |
| Bath:       | 1             |
| Floor:      | 95 m2         |
| Plot Size:  | 1123 m2       |

## IN BRIEF

Offering a new roof and a recent septic tank installation, this warm and welcoming house would be perfect for anyone. More recent improvements include the roof and chimney liner, and a thoughtful transformation of the four bedrooms, one with ensuite in addition the main family bathroom.

Set on attractive grounds accessed from the basement, with two useful outbuildings, this property offers excellent versatility. It would make a wonderful principal residence or an ideal second home in a peaceful yet highly convenient location. Perfectly positioned within easy reach of five vibrant towns:

Flers – 8 km – Direct train links to Paris and the coast

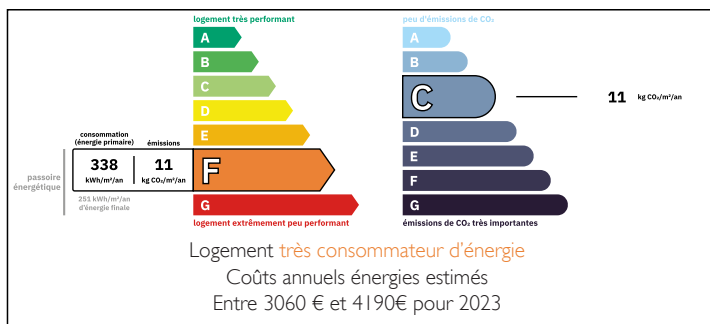
Beauchêne – 14 km – Famous for its magical Christmas light display

Lonlay-l'Abbaye – 13 km – A charming historic abbey village

Domfront – 13 km – Home to the medieval château



## 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

A stone house with a slate roof comprising: -  
On the ground floor, a porch, living room, toilet, kitchen, and laundry room.

Upstairs, four bedrooms, one of which has an en-suite bathroom and toilet.

A bathroom with shower, sink, and toilet.

In the basement, a cellar.

Outside, two outbuildings and a septic tank installed on the property.

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

## NOTES