

Picture postcard country cottage in rural location not far from Medieval Domfront

EXCLUSIVE



INFORMATION

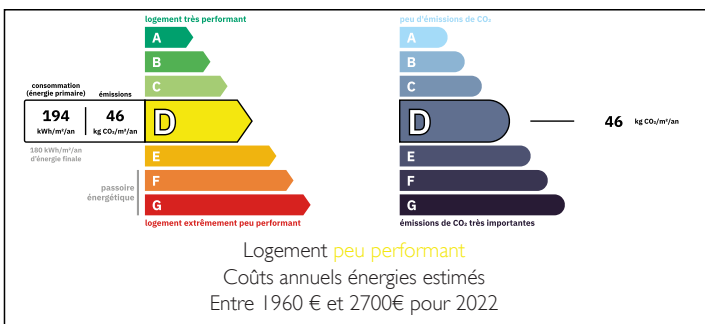
Town:	Saint-Mars-d'Égrenne
Department:	Orne
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	1600 m2



IN BRIEF

Leggett Immobilier is pleased to present this chocolate box two bed country cottage in a rural location not far from Domfront. This well presented cottage offers character in spades. Benefitting from a new septic tank system and gas fired central heating, this is an opportunity to purchase a character that is not to be missed. St Malo 110km. Rennes airport 104km. Mont St Michel 65km. Popular Domfront with all amenities is around 13km. Come and take a look. Early viewing is recommended.

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

Located off a quiet country lane, this cottage is a beauty.

Ground Floor.

You enter into a spacious double aspect living Kitchen/diner. The kitchen is fitted with solid wood units and there is more than enough space for a dining table and chairs. The living room provides a generous reception room with feature fireplace and wood burning stove. To the rear of the living room leads to the stairs and bathroom of the house.

First Floor.

Wooden stairs lead to two double bedrooms under eaves with generous built-in storage. Flooring is solid wood. There is also a small cupboard, providing useful storage.

The property benefits from gas central heating.

Outside.

The garden is laid mostly to lawn with some mature trees and planting. There is a tiled terrace area to one side of the house and an open lean-to on the other side. There is a good sized wooden shed in the rear garden for additional storage. There are pretty views over rolling country side.

A gem of a property and one not to be missed.

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

NOTES