

Charming 4-Bedroom Semi-Detached Village Home for Sale with Garden, Orchard & Outbuildings

EXCLUSIVE



INFORMATION

Town:	Gouffern en Auge
Department:	Orne
Bed:	4
Bath:	2
Floor:	188 m2
Plot Size:	6000 m2

IN BRIEF

Nestled in a peaceful and sought-after village setting, this beautiful 4-bedroom semi-detached home offers generous living space, character features, and exceptional outdoor amenities—perfect for families, those seeking a countryside lifestyle, or anyone looking for a spacious village home.

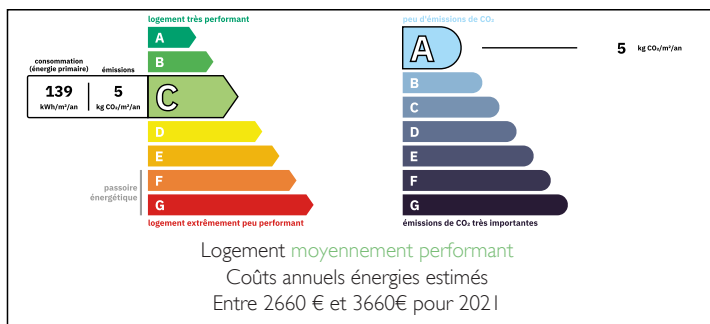
At the heart of the property is a bright and spacious open-plan kitchen and dining room, creating the ideal space for family life and entertaining. This inviting area flows seamlessly into a sunken lounge, where a charming open fireplace provides a warm and welcoming focal point.

Upstairs, the home offers four well-proportioned bedrooms, providing flexible accommodation for growing families, guests, or a home office.

Outside, the property truly shines. The beautifully maintained garden extends into a productive



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 polytunnel greenhouse offers excellent space for growing fruit, vegetables, and flowers throughout the year.

Additional benefits include a garage, a selection of useful outbuildings offering excellent storage or workshop potential, and ample outdoor space to enjoy the peaceful surroundings.

This delightful property combines the charm of village living with practical modern family space and outstanding outdoor features, offering a rare opportunity to own a home with both character and lifestyle appeal.

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

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