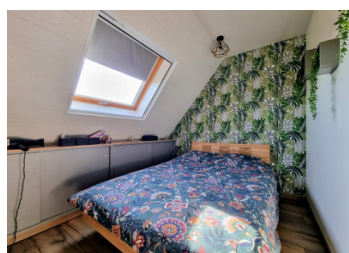
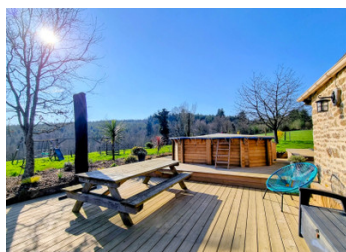


Exclusivity ; A fabulous south-facing, 3 bedroom property with heated swimming pool and large outdoor space.



INFORMATION

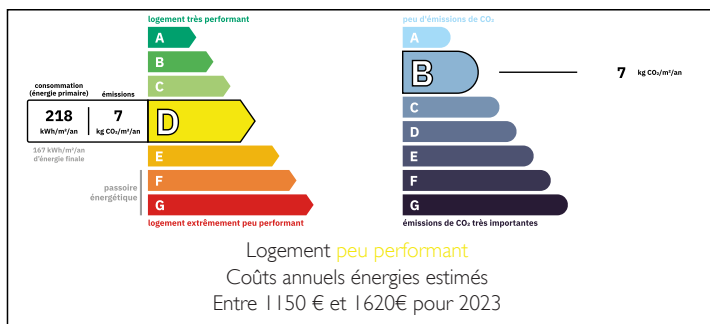
Town:	Saint-Christophe-de-Chaulieu
Department:	Orne
Bed:	3
Bath:	1
Floor:	94 m2
Plot Size:	1500 m2



IN BRIEF

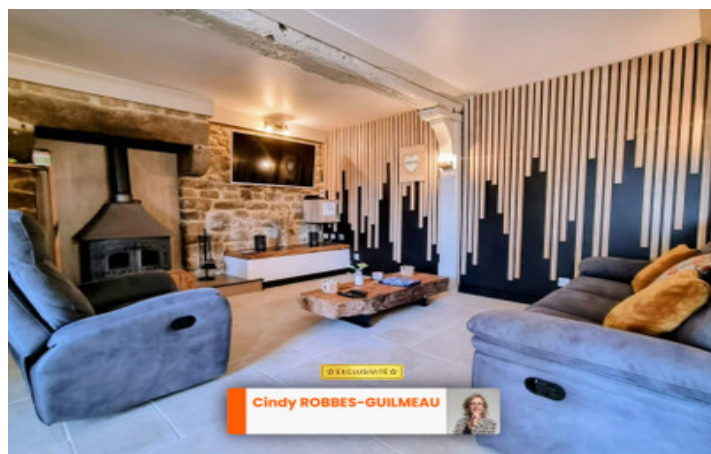
Are you looking for a renovated house, full of charm and nestled in lush greenery, free from any disturbances? Come and discover this charming house in immaculate condition, situated in the peaceful village of Saint Christophe de Chaulieu and offering a floor area of approximately 94 m². It offers great potential for a family or a couple seeking green space and tranquillity.

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

As soon as you step inside, you'll be charmed by the exposed stonework and the minimalist décor.

On the ground floor you'll find:

- a living room with a wood-burning stove opening onto the fitted kitchen, offering a comfortable living space of around 45 m²,
- a shower room with a toilet,

The first floor comprises:

- landing with ample storage
- three bedrooms with built-in loft storage
- a separate toilet with washbasin

Outdoor features and amenities

- Spacious wooden terrace adorned with flower beds
- Heated above-ground swimming pool
- Separate office measuring 11 m², ideal for a home-based business
- A 23 m² outbuilding with an adjoining carport
- Wood store
- Spacious, wooded and enclosed grounds of approximately 1,500 m²

Technical specifications

- Heating via a wood-burning stove and, upstairs, electric convector heaters from 2025
- Portable air conditioner
- Water heater and mechanical ventilation system replaced in 2026
- Compliant private sewage system
- Property connected to fibre broadband
- Heavy-duty socket for charging an electric vehicle

This charming house, requiring no work whatsoever, is just waiting for you to move in.

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

NOTES