

A traditional Normandy stone house with far reaching views over the ever-popular village of Lonlay l'Abbaye.



INFORMATION

Town:	Lonlay-l'Abbaye
Department:	Orne
Bed:	3
Bath:	2
Floor:	141 m2
Plot Size:	400 m2

IN BRIEF

Leggett Immobilier are proud to present this attractive traditional Normandy stone house in a superb elevated position enjoying an uninterrupted view of the 11th Century Abbey famous to this village.

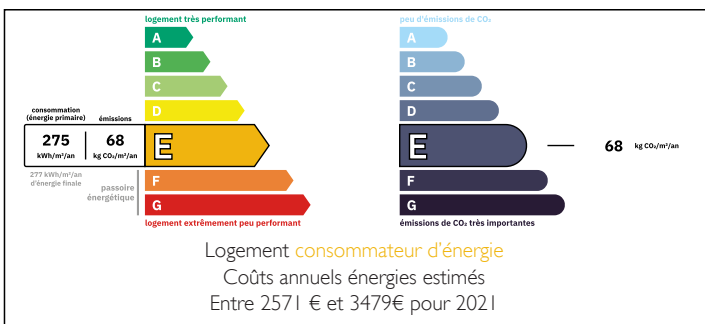
Highlights include: a large terrace perfect for entertaining with sun all day long, an enclosed garden with mature shrubs and trees to offer a shady option too. The house inside boasts large bright rooms with tall ceilings and a very spacious lounge perfect for hosting family and friends.

A mere 3-minute walk takes you to the heart of the friendly village of Lonlay l'Abbaye with a restaurant serving regional dishes, a bar, doctor, library, mini-supermarket, butcher, excellent bakery plus the village has it's very own biscuit factory, locally made ice-cream and an artisan brewery- so lot's of local produce to sample!

This house is a must-see for sure, get...

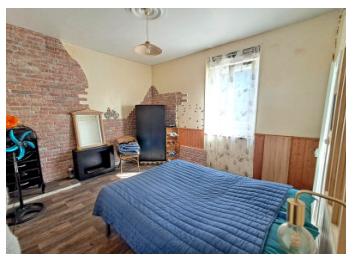


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 1223 EUR

NOTES

DESCRIPTION

A detached split-level stone house over four floors with slate roof, double-glazed PVC windows and doors, attached garage, large terrace and separate enclosed garden.

The house comprises inside:

On the ground floor,

Entrance hall- good size entrance with double door entry, half glazed to east elevation. Laminate flooring. Original staircase leading to first floor.

Kitchen- 23.90m² Large windows to east and west elevation. Manual shutter to front window. Half glazed door to terrace. Pellet burner. Part wooden panelled walls. High ceiling. Range of matching base units. Worktops with tiled splashbacks. Stainless steel sink with mixer tap. Space for under counter white goods.

Door leading to second hallway. Window to rear elevation. Radiator. Door to stairs to lounge. Built-in cupboard offering additional space for washing machine etc.

Shower room- 13.24m² Two large windows to west and north elevation. WC, corner shower cubicle, pedestal basin, radiator, part wood cladded walls. This is a 'Jack & Jill' style shower room with door into bedroom 1.

Bedroom 1- 14.42m² Large window to east elevation with manual shutter. Radiator. Part wooden panelled walls and laminate flooring.

On the first floor,

Landing with window to the east elevation. Sloping ceiling. Radiator. Enough space for use as office/reading nook.

Bedroom 2- 17.45m² Window to the north elevation. Radiator. Part wood panelled and exposed brick walls. Laminate flooring.