

Attractive 3 bed property set in over 4430m2 of land and only minutes away from all amenities.

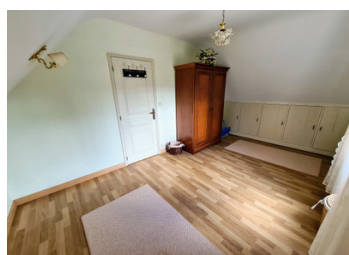


## INFORMATION

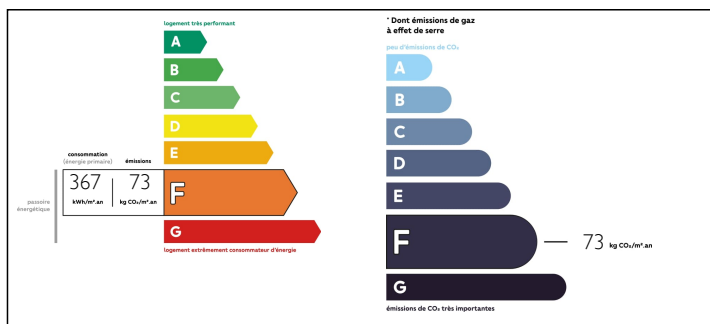
Town:	Passais Villages
Department:	Orne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	4430 m2

## IN BRIEF

Bright and spacious, plenty of parking, large cellar or sous-sol, 4430m2 of land, 3 good size bedrooms, central heating, double glazed. This property would be ideal as either a family home or that perfect get away in France.



## 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

This property is light and bright and ready for you to move into. Entering into the hallway you will find the kitchen which is a mix of fitted and free-standing units. The sitting room with its wood burner has 2 French doors leading directly to the back garden. Very bright and airy. A second living room currently used as the dining room is again spacious and has room for a family size table and storage cupboards. A modern bathroom with WC complete this level. To the first floor off the landing are 3 good size double bedrooms all with fitted storage and à WC. This has room to fit à shower if required. The cellar or sous-sol is à separte floor in itself and has plumbing for a washing machine and garage space. The garden wraps around the house and is filled with mâture shrubs and trees (cherry, apple, nut etc). The paddock is ideal for the small holders among you or for anyone wanting to increase their garden space. Your choice!. On the paddock there is an outbuilding that could be used as an animal shelter or workshop. The front of the property has hard standing for numerous véhicules. Minutes away from an award winning village and à bustling market town. This property offers you so much. 1 hr to the coast and 1 hr 40 mins to the nearest ferry.

## NOTES

Kitchen 10.2m2  
Lounge 24.4m2  
Dining room 23.7m2  
Bathroom 5.9m2  
Bedrooms 14m2; 12.5m2, 11.1m2  
WC 2.6m2  
Double glazed, oil central heating.  
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