

Charming cottage full of character, permanent or holiday home with spacious, accommodation



## INFORMATION

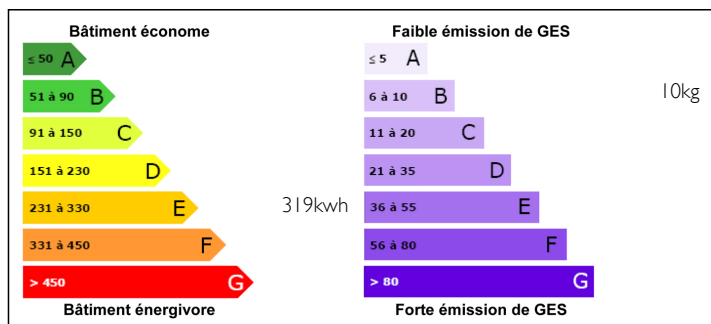
Town:	Saint-Symphorien-des-Bruyères
Department:	Orne
Bed:	4
Bath:	2
Floor:	186 m2
Plot Size:	3678 m2

## IN BRIEF

This pretty timber framed house with its mature gardens in the quiet Orne countryside has the luxury of being just 10 minutes from a vibrant town with direct rail link to Paris several times a day. The spacious accommodation is light and versatile, making it equally ideal as a family home or as a holiday bolt hole. Set in beautiful private gardens it offers all the peace and tranquility of the countryside, yet is a short drive from a popular town with a direct rail link to Paris, 1.5hr away. The beaches and ferry port at Caen are an easy 1 hour drive.



## 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 lovely large timber framed property of approx 186m<sup>2</sup>, is to be found in a peaceful location surrounded by countryside.

The house comprises, on the ground floor : A spacious fully fitted kitchen/dining room of 26m<sup>2</sup>, on one side leading into the sitting room of 25m<sup>2</sup> with its large open fireplace and staircase to first floor accommodation, a library of 16m<sup>2</sup>, a sunny conservatory of 30m<sup>2</sup>, a storage area, cave, wc and large garage/workshop of 38m<sup>2</sup>. On the other side of the kitchen is a corridor leading to a bureau/bedroom of 13m<sup>2</sup>, a bathroom with bath and shower of 10m<sup>2</sup> and a staircase leading to further first floor accommodation.

On the first floor, via one staircase : 3 bedrooms, all with fitted wardrobes, of 10m<sup>2</sup>, 11m<sup>2</sup> and 20m<sup>2</sup> and a 4th bedroom, via the other staircase, of 13m<sup>2</sup> with ensuite washbasin and wc.

Outside is a pretty garden of approx 3500m<sup>2</sup>, laid to lawn with shrubs, flowerbeds and trees together with a pond and a large woodshed of approx 10m<sup>2</sup>. The house is heated by electric heating and the open fireplace ; it is partially double glazed and the fosse septic is in good condition.

## NOTES

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