

3 bedroom detached family home close to amenities with 1.2 acres of land

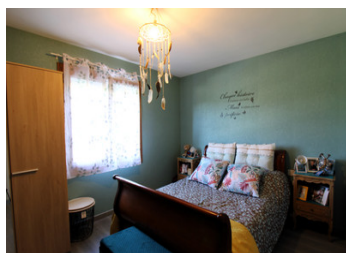
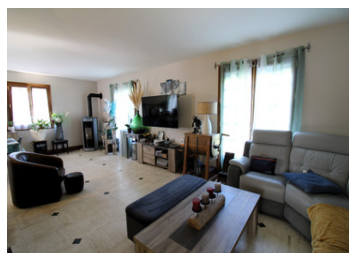


## INFORMATION

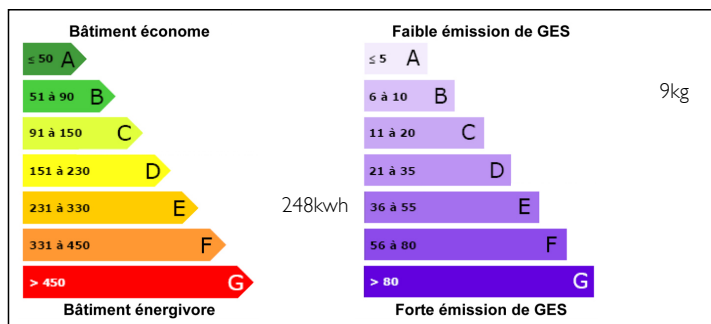
Town:	Vimoutiers
Department:	Orne
Bed:	3
Bath:	1
Floor:	102.5 m2
Plot Size:	5000 m2

## IN BRIEF

Constructed in 1982 with corner stones and an eyebrow dormer, this beautiful 3-bedroom detached house comprises a full underground, a large convertible attic (already insulated), and 1.2 acres of fenced land bordered by a small river (with option to include another land of approx. 1.5 acres located on the other side of the road).

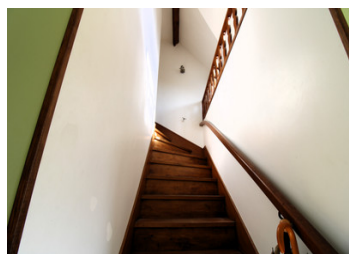
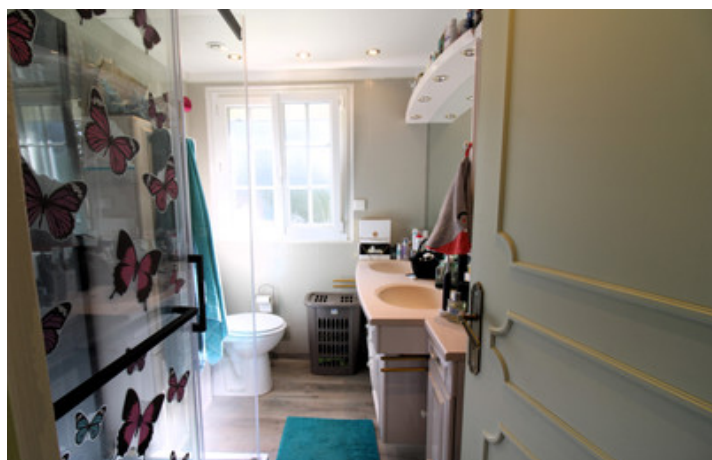


## ENERGY - DPE



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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.



## DESCRIPTION

Ground floor: from the entry hall, you access an equiped kitchen, toilets, a large living and dining room with access to patio area, fireplace (woodburner) and a pellet stove, a corridor leading to the 3 bedrooms (of approx. 10 m<sup>2</sup>, 12 m<sup>2</sup> and 10 m<sup>2</sup>), a shower room with WC and a sink.

First floor: accessed by a beautiful wood staircase, a large attic already insulated can easily be converted to create some extra space with two existing skylight windows.

Underground: this large space is accessed from either ground floor or externally and comprises a cellar, laundry room, pantry, a large garage, workshop and storages.

Central heating unit (air-water heat pump)

## NOTES

Double glazed and electric roller shutters on all windows.

The outside terrace oversees the garden, entirely fenced with a parking area, a petanque strip, a concrete slab waiting for an above-ground swimming pool.

Caen airport / Ouistreham ferries are just an hour drive away, Paris is 2.5 hours' drive away. The sandy beaches and the D-Day historical sites of Normandy are also an hour away. Local market every Monday and every Friday at Vimoutiers, all shops / amenities 3 minutes away.

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