

Stunning 5 bed property with lake, pool, outbuildings set in a hectare of land including woodland.

EXCLUSIVE



INFORMATION

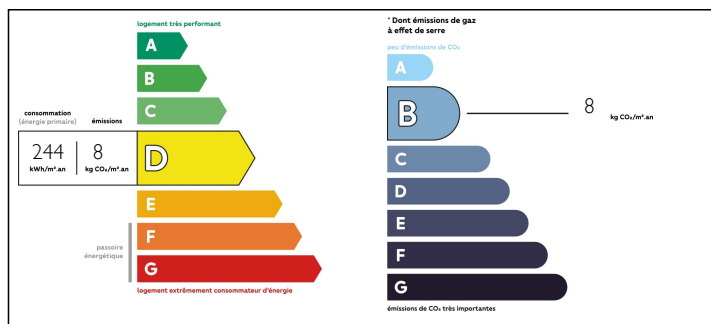
Town:	Passais Villages
Department:	Orne
Bed:	5
Bath:	4
Floor:	320 m2
Plot Size:	10300 m2

IN BRIEF

Less than 5 minutes walk to all amenities, this attractive holiday home offers you everything and more. 5 bedrooms, 4 bathrooms, spacious living areas, private pool, pretty outbuildings, storage shed, 1000m2 lake, 1 hectare of gardens including woodland with a small river running through. Conforming septic tank and a DPE D. Viewing highly recommended.

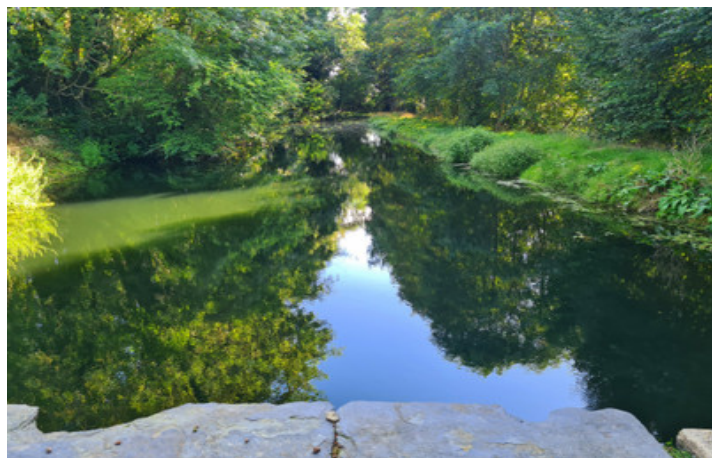


ENERGY - DPE



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

Down its own private lane is where you will find this attractive property. Entering through the vestibule you will find the fully fitted kitchen with utility area, central island and double falcon stove. From the kitchen is the vast living room that has solid oak flooring, woodburner and oak beams. Space also to house an oversized dining table to entertain large groups of people. A groundfloor double bedroom with private ensuite facilities could be perfect for visiting friends and family. The light open conservatory opens out onto the terrace with its bifold doors. To the first floor there is a vast landing that would be ideal as a further sitting area and is light and bright along with a vaulted ceiling. Another large bedroom with ensuite, a family bathroom, a family shower room and 3 double bedrooms make ideal family accommodation. There is a storage area on this floor too. To the second floor there is a large insulated loft with floor boarded out. Ideal for storage or to create a 6th bedroom with ensuite.

Outside there is a swimming pool, pergola and sun terrace looking out onto the lake. The lake is 1000m² approx and is fully conforming and contains carp, roach and perch. A pretty outbuilding sits next to this making the perfect entertaining/bar area. The property sits in 1 hectare of land including woodland, lawn area, small river and veg polytunnel and fruit cage. Pretty picnic spots are dotted around and...

LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES