

Pretty, well presented cottage full of charm and character with good size garden. Situated in a small hamlet.

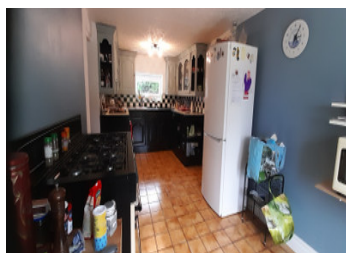


INFORMATION

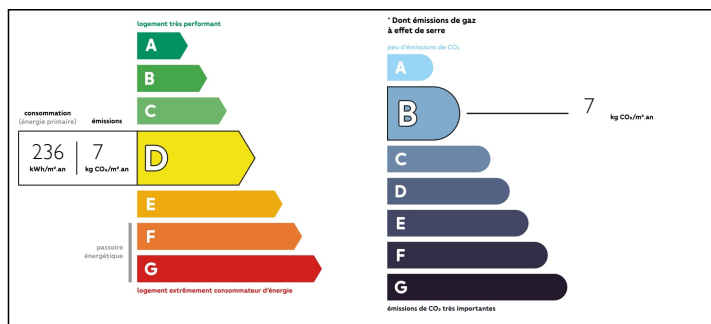
Town:	Rânes
Department:	Orne
Bed:	2
Bath:	1
Floor:	112 m2
Plot Size:	1984 m2

IN BRIEF

This quirky cottage is full of character and interesting features. Set in a good sized garden in a small hamlet and overlooking fields to the front, it's ready to move in to and just a short drive from a town with all amenities. Approximately 1 hour drive to Caen ferry. The property benefits from recent double glazing and a new pellett burning stove.

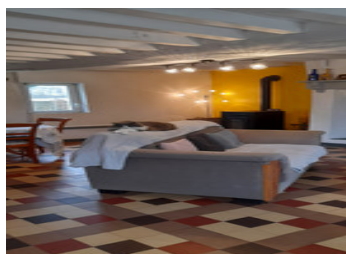


ENERGY - DPE



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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

This pretty little cottage has bags of character and is surprisingly deceptive.

Entering into the large sitting room you will find plenty of original features including beams and a lovely fireplace with wood burner.

A door leads through to the dual aspect generous sized fitted kitchen and dining area from which you gain access to an inner hall/study area, small utility room and downstairs wc.

A staircase leads up to a landing with feature beams and an unusual area with plenty of space for a sofa bed.

The master bedroom is huge and there is a second double bedroom plus a small single and a shower room with shower, hand basin and wc.

Outside there is a generous size garden, mainly laid to lawn and a garden shed.

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

LOCAL TAXES

Taxe foncière: **873 EUR**

NOTES