

Charming 3 bedroom timber framed cottage with land in a quiet hamlet close to the village of Camembert

EXCLUSIVE

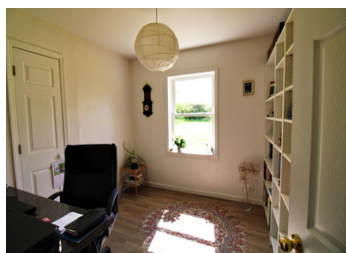
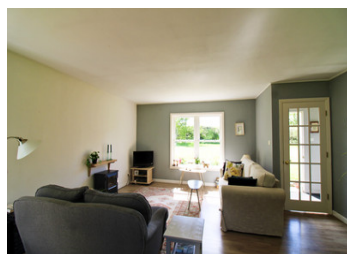


## INFORMATION

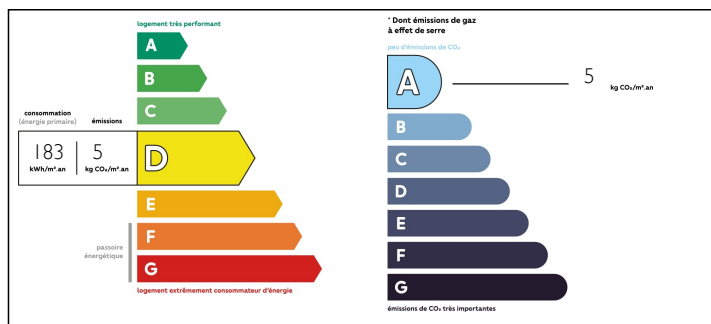
|             |            |
|-------------|------------|
| Town:       | Vimoutiers |
| Department: | Orne       |
| Bed:        | 3          |
| Bath:       | 2          |
| Floor:      | 98 m2      |
| Plot Size:  | 3994 m2    |

## IN BRIEF

Built in 2007, this single storey detached cottage is ideally located in a quiet rural hamlet, close to the village of Camembert and the market city of Vimoutiers with all amenities. With 3 bedrooms including one ensuite, the house is in excellent condition and ready to move into. The house is surrounded by almost an acre of land (3,994 m<sup>2</sup>) with no vis-a-vis in a very quiet and rural area.



## 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.



## LOCAL TAXES

**Taxe foncière: 214 EUR**

## NOTES

## DESCRIPTION

The entrance hall opens onto a large living/dining room of 30 m<sup>2</sup> with open-plan kitchen. South-facing French doors opens onto the outside terrace and garden.

The corridor leads to a first bedroom/study (8 m<sup>2</sup>), a bathroom (with bath, washbasin and wc), a second bedroom (10 m<sup>2</sup>) with a double built-in wardrobe, the master suite, comprising a bedroom (12 m<sup>2</sup>) with another double built-in wardrobe and a shower room (with shower, washbasin and wc).

The house is set in the centre of almost 4,000 m<sup>2</sup> of fenced grounds planted with mature trees and surrounded by hedges.

The electric underfloor central heating is adjustable with thermostat in each room.

Caen airport and the Ouistreham Channel ferries are just an hour drive away, the sandy beaches and the D-Day historical sites of Normandy are an hour and twenty minutes away. Local market every Monday and every Friday at Vimoutiers, all shops/amenities are 8 minutes away.

-----

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