

Beautiful home with all the conveniences of Vimoutiers, yet comes with the magnificent views of the valley

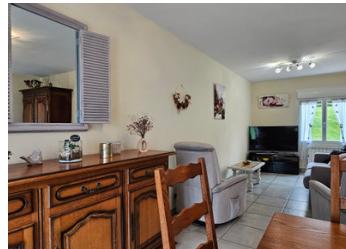


## INFORMATION

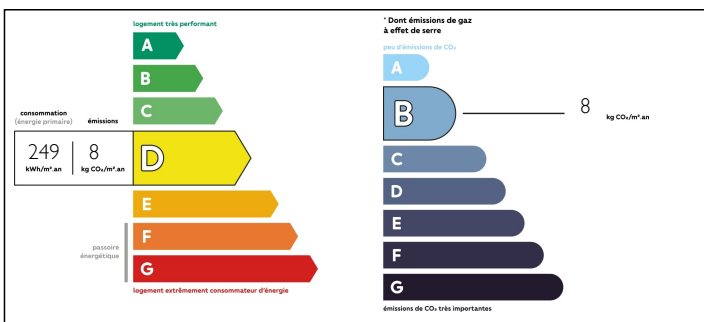
Town:	Vimoutiers
Department:	Orne
Bed:	3
Bath:	2
Floor:	103 m2
Plot Size:	1170 m2

## IN BRIEF

This three bedroom property is perfectly placed on the edge of Vimoutiers to enjoy access to all the commerce and amenities the town has to offer, yet profits from beautiful valley views, and the quietness of the countryside. No work required as ready to move in permanently or as a lock up and leave holiday home. The owners have maintained this house and yard/garden to a high standard to transfer to the new buyers. There is a double garage that has internal access to the house, and also a period animal shelter that has also been maintained to keep its charm and character. An established kitchen garden at the rear of the house, and rainwater tank, makes this house ready to go. The town of Vimoutiers offers everything you need for enjoying the best of the French lifestyle - bakery, cafes, bars, restaurants, market days in the centre of...



## 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

Entering the property through the front door, you have an entrance/hallway space (5m<sup>2</sup>). There is a built in cupboard you can use as storage or for jackets and shoes. This allows you access to the open plan dining room (18m<sup>2</sup>) / living room (9m<sup>2</sup>), that has two double french doors that open towards the terrace. At the right of the entrance you have the kitchen (11m<sup>2</sup>) that also has a double french doors that lead out to the terrace, where you can have your breakfast outside or in. Double glazing throughout.

Following the hallway, you are taken to the two bedrooms with wood effect linoleum flooring (9m<sup>2</sup>, 10m<sup>2</sup>). There is also a toilet, and a separate bathroom (3m<sup>2</sup>) with basin, and Italian shower.

Heading back through the kitchen, there is access to a further annexe of the house that has a second entrance space (4m<sup>2</sup>) with two large double doors out to the east facing terrace. There is a cellar/laundry space (10m<sup>2</sup>) and the third bedroom (master bedroom 13m<sup>2</sup>) that comes with its own ensuite (4m<sup>2</sup>) of toilet, basin, and shower recess. From the second entrance way is the internal staircase that leads directly to the double garage (26m<sup>2</sup>).

The outside terrace space is 25m<sup>2</sup> to enjoy and take in the beautiful panoramic valley views. The established kitchen garden at the rear of the back yard, and a period animal box used as a garden shed (20m<sup>2</sup>) that has been...

## LOCAL TAXES

Taxe foncière: 1392 EUR

## NOTES