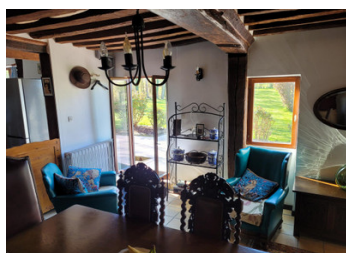


Beautiful pays d'Auge columbage cottage in quiet sought-after commune ready to enjoy the French lifestyle

## EXCLUSIVE



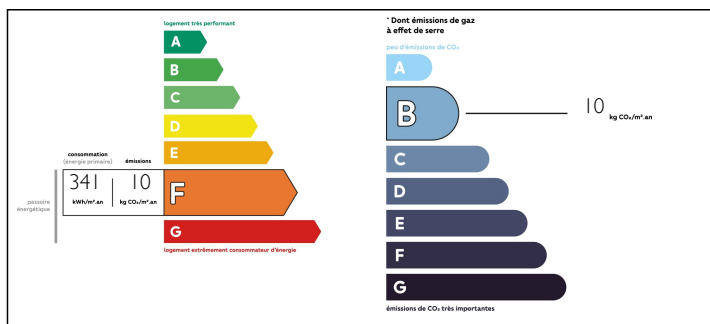
## INFORMATION

Town:	Saint-Gervais-des-Sablons
Department:	Orne
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	5759 m2

## IN BRIEF

This beautiful house set on extensive grounds is a peaceful retreat. With 3.5 bedrooms, and spacious living room, dining room and kitchen, it is a house ready to move into either as a permanent or secondary residence. With its beautiful terrace space to have your BBQs outside, plenty of landscaped area (5759m2) for animals, and small wooded area you have the best of all worlds with the character house.

## 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

The entrance brings you into the kitchen(18m<sup>2</sup>) with woodburner that heats the house, this opens towards the formal dining room area (19m<sup>2</sup>), which also has direct access to the outside terrace. Following on from the dining room is the sunken living room area (16m<sup>2</sup>). At the back of the living room are stairs that lead to a mezzanine space (3m<sup>2</sup>) which is being used as a bedroom (double bed is currently in place). At the rear of the kitchen there is access to the stairway to the first floor, and also a small corridor that takes you to the toilet and the bathroom (5m<sup>2</sup>) which has two basins and a shower. The bathroom also has direct access to the terrace for those days pottering in the yard, this allows you to clean up and leave the mess at the bathroom rather than traipsing it through the house.

## LOCAL TAXES

Taxe foncière: 665 EUR

Arriving at the first floor there is a cupboard for storage with a bedroom to the right (7m<sup>2</sup>) that has plenty of built in cupboards in the eaves space. If you turn left at the top of the stairs this takes you to the second bedroom (7m<sup>2</sup>) that also has a further room behind it (5m<sup>2</sup>) also currently being used as a bedroom with potential this could be used as a walk in robe, or an ensuite installed.

There is also a garage (17m<sup>2</sup>) for your vehicle, or can be used to store trailer,...

## NOTES