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## Countryside house for sale in Orne - VIRTUAL TOUR

Tinchebray , Orne , Normandy



# €139,500

inc. of agency fees

2 Beds   1 Baths   6771 sqm   0.5 ha

Attractive detached house with 1 1/4 acre garden and barn This house has been renovated by the present owner over the last 4 years,...

### At a Glance

**Reference** MFH-NORF01999

**Bed** 2

**Land** 0.5 ha

**Near to** Tinchebray

**Bath** 1

**Pool** No

**Price** €139,500

**Hab.Space** 6771 sqm

**Land Tax** N/A

### Property Description

Attractive detached house with 1 1/4 acre garden and barn

This house has been renovated by the present owner over the last 4 years, but will require finishing. There is room to extend into the loft space (photos in details from before insulation was put in), subject to planning. It stands in a quiet rural hamlet, surrounded by its own gardens. There are two pleasant seating areas, one of which has a water feature. The large detached barn would lend itself to conversion into a gîte, if required and subject to planning. Alternatively it offers dry storage. Viewing is recommended.

The property is situated in a rural hamlet with easy access to the historic market towns of Tinchebray and the major town of Flers. Tinchebray is a small town where there are excellent shopping facilities, restaurants and bars are available. It is situated in the southwest of Normandy, near the borders of Manche and Calvados. The beaches on the west coast are an hour's drive away and the property is approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg. A little further afield are the D-Day landing beaches and the Mont St Michel. An 18 hole golf course and the Saint-Sever forest are within 30 minutes drive.

**here**

## **THE ACCOMMODATION COMPRISES:**

### **On the Ground Floor -**

**Lounge/Dining Room** 5.49 x 5.30m Window and partly glazed "stable" door to front elevation. Laminate flooring. Cupboard housing electrics. Stairs to first floor. Part wood panelled walls. Exposed beams. Fireplace with woodburner. Exposed stone wall.

**Kitchen** 2.57 x 2.48m Window to rear elevation. Laminate flooring. Range of matching base

and wall units. Double stainless steel sink with mixer tap. Worktops and tiled splashback. Space for free-standing fridge/freezer and cooker.

**Utility Area** Space and plumbing for washing machine. Laminate flooring. Fuseboard. Window to east elevation.

**Shower Room** 1.58 x 1.44m Tiled floor. Shower (to be fitted). Hand basin (new).

**Cloakroom** Laminate flooring. WC.

### **On the First Floor -**

**Landing** Window to south elevation. Wood flooring. Part wood panelled walls.

**Bedroom 1** 3.66 x 3.61m Window to front elevation. Wood flooring. part wood panelled walls.

**Bedroom 2** 3.68 x 2.02m Wood flooring. (No window).

**Cloakroom** Wood flooring. WC. Cupboard housing a 100 litres hot water cylinder. Vanity unit (to be fitted).

**Large loft over** (suitable to convert into 2 bedrooms). External access at present.

### **OUTSIDE :**

Double metal gates give access to a long gravel drive leading to parking and turning area.

**Attached Garage** 5.67 x 3.10m Constructed of block under a roof of box steel. Double metal doors to front elevation. Power and light.

The garden is laid to lawn with mature trees and shrubs. A variety of fruit trees, including apples, greengages and pears (non-edible). Open-fronted log store. 2 gravel seating areas - one with a water feature. Tarmac to the front of the house. Outside tap.

**Detached 2-storey Barn** constructed of stone under a roof of Fibro cement and corrugated iron. Divided into three sections:

**Open-fronted Carport** 6.96 x 3.11m (suitable for a camping car).

**Milking Parlour** 6.40 x 4.23m Pedestrian door to front elevation.

**2nd Room** 6.40 x 4.96m Granite fireplace. Pedestrian door to front elevation.

**Pump House** for well water.

#### **ADDITIONAL INFORMATION :**

Mains electricity. Well water is pumped into the house (mains water connection available at the end of the drive). Drainage to a septic tank which will need updating. Satellite internet connection available. Electric storage heaters and electric radiators. A woodburner provides heating . There is an electric hot water cylinder. Double glazed PVC windows with wood shutters.

#### **FINANCIAL DETAILS :**

Taxes Foncières : 411€ per annum

Taxe d'habitation : Means tested

**Asking price : 139,500€ including Agency fees of 9,500€. In addition the buyer will pay the**

**Notaire's fees of 10,900€**

**Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.**

**Estimated annual energy costs of the dwelling are between 1 060€ and 1 490€ per year.**

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) (Date of establishment State of Risks and Pollution (ERP): 30/01/2023 )

**SIF - 001999**

### Summary

Property type:	Countryside house
Bedrooms:	2
Bathrooms	1
Price	€139,500

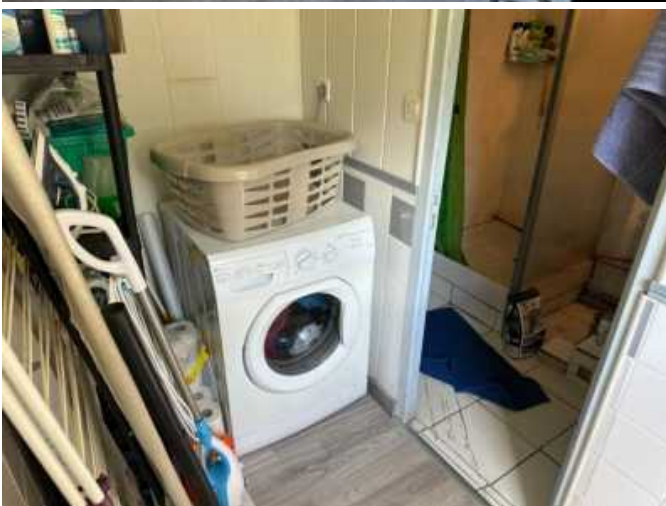
### Key Information

Internal Area:	6771 sqm
Land Area:	0.5 ha

### Location: Normandy



## Gallery

















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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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**S. and L. BROWN**



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