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## Gîte complex with 3 gîtes and 5 acres for sale in Normandy - VIRTUAL TOUR

Céaucé, Orne, Normandy



**€735,000**

inc. of agency fees

13 Beds    7 Baths    487 sqm    2.2 ha

Magnificent gîte complex with owners' accommodation, 3 gîtes and over 5 acres for sale near Domfront in the Orne area of Normandy.

### At a Glance

Reference	MFH-NOR1536	Near to	Domfront	Price	€735,000
Bed	13	Bath	7	Hab.Space	487 sqm
Land	2.2 ha	Pool	No	Land Tax	€2991.00

### Property Description

This stunning gîte complex offering offering over 470 sq.m of total living area with owners' accommodation, 3 gîtes is set in over 5 acres of land and situated near Domfront in the Orne area of Normandy. The property has been owned and run as a gîte business by the present owners over the past 29 years.

Originally a farm with outbuildings in the 19th Century, the original dwelling was the Old Farmhouse. The Owner's accommodation was renovated from a large stone barn and the attached gîte was the bread oven. The most recent addition, in 2006/2007, was the detached part colombage detached house which has been purpose built to offer quality holiday accommodation with full disabled access on the ground floor. The property has available business accounts and is usually rented out for 6 months per year.

The ground-floor living area is all on one level and has a tiled floor. The front door and internal doors on the ground floor have 83cm openings and all provide "straight-in" access. The wet-room and ground-floor bedrooms are large enough to ensure wheelchair manoeuvrability. Turning circles are a minimum of 1.5m and beds can be approached from either side. The ground floor bedroom windows are lower than normal. The wet-room shower area is large enough (2.5m<sup>2</sup>) to accommodate a wheelchair and there is a drop-down seat. Hand rails are fitted around the walls. The floor has non-slip tiles, both in the shower area and in the room itself. The WC is 49cm high, with a drop-down rail to the open side and a hand rail on the wall side. The hand basin is 76cm from ground level and a wheelchair can be manoeuvred close to it. A wheeled shower chair is also available (for hire).

The kitchen has dual-level working surfaces. On one wall, the sink, washing machine and dishwasher have a 92cm worktop. The hob is positioned at a height of 76cm, with work surfaces on both sides. The oven is at a height of 72cm, with a 76cm work surface alongside, on which stands the electric kettle. The staircase is wide (90cm) and has handrails on both sides, which also extend 33cm beyond the steps at the top and the bottom. In addition, the leading edges of the wooden stair treads are made of white ash wood to make them more visible. All light switches are lower – and sockets are higher – for ease of use.

*Stepping outside*, the meadow makes this property appealing for those wishing to keep animals or a horse or two. Attention to detail is evident in the new build house which is let for clients with disabilities or mobility issues. This includes : The car port is wide enough and long enough to exit from a vehicle from either side, or from the rear. The floor of the garage is coated with an anti-slip paint. Access from the garage to the front door of the house is completely flat and under cover. The terrace areas on two adjoining sides of the house are also on the same level as the ground floor (and the garage).

## **THE ACCOMMODATION IN THE MAIN HOUSE**

### **On the ground floor**

- Entrance Hall 7.08 x 4.95m Glazed double doors and side panels to front elevation. 2 electric radiators. Central staircase to galleried landing. Tiled floor. Exposed beams and stone walls.
- Cloakroom Tiled floor. WC. Pedestal basin. Window to front elevation.
- Kitchen/Dining Room 5.45 x 5.43m Glazed double doors to rear elevation and terrace. Exposed beams and stone walls. Tiled floor. 2 electric radiators. Range of matching base and wall units including display unit. Central island with wine rack. Space for upright fridge/freezer. Space and plumbing for dishwasher. Electric oven and 4 ring hob. Worktops and tiled splash-backs. Sink with mixer tap.

- Utility Room 2.70 x 2.17m Double ceramic sink unit. Space and plumbing for washing machine. Space for tumble dryer. Hot water cylinder. Space for fridge/freezer. Window to front elevation. Electrics.
- Entrance Lobby Tiled floor. Glazed door and side panel to front elevation. Built-in cupboard with shelving.
- Conservatory 4.67 x 3.80m Windows all the way round and glazed double doors to rear patio. Tiled floor. 5 skylights.
- Bedroom 1 7.08 x 4.98m Glazed double doors to rear and front elevations. Tiled floor. Exposed beams and stone wall. 2 electric radiators. Door to:
- En-Suite Shower Room Large shower. Pedestal basin. WC. Electric radiator. Exposed stone wall. Bamboo flooring. Window to front elevation. Exposed beam.

### **On the First Floor**

- Galleried Landing
- Sitting Room/Reading Room 7.12 x 6.03m Exposed stone walls and "A" frame. Wood-burner. Wood flooring. 2 Velux windows to front and window to side, 2 windows and 2 Velux windows to front elevations. 2 window seats.
- Bedroom 2 3.21` x 2.98m Window to front elevation. Electric radiator.
- Bedroom 3 3.46 x 2.98m Exposed beam. Window to front elevation. Electric radiator.
- Bathroom 3.93 x 1.90m Window to rear elevation. WC. Pedestal basin. Bidet. Shower. Bath. Electric radiator.
- Bedroom 4 3.68 x 2.94m Window to rear elevation. Electric radiator.

### **OUTSIDE**

- Garden and large field to the rear of the property which is used as a wild flower meadow. Pergola. Small greenhouse. Raised vegetable beds. Patio. Natural pond.
- Detached Barn 20.00 x 6.47m Constructed of stone and cob with steel sectional roof used as garages and workshop. 2 pairs of double wooden doors to front elevation.
- Attached Lean-to for log storage. Secure log store within the building accessed via the gable end.

### **THE ACCOMMODATION IN THE ATTACHED GÎTE**

#### **On the ground floor**

- "L" shaped open plan lounge/Dining room/Kitchen 5.39 x 5.03m and 3.73 x 2.25m Partly glazed door and side panel and window to front elevation. Tiled floor. Exposed stone walls and beams. Granite and brick fireplace with original bread oven and wood-burner. Stairs to first floor. 3 windows to rear elevation. Cupboard housing hot water cylinder and electric meter. Electric radiator. Range of matching base and wall units. Space and plumbing for dishwasher and washing machine. Built-in 4 ring electric hob and oven. Single drainer sink with mixer tap. Worktops and tiled splash-backs.

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

- Landing
- Bedroom 1 3.54 x 2.91m Velux window to front and rear elevations. Exposed stone wall. Sloping ceiling. Electric radiator.
- Shower Room Tiled floor. Velux window to front elevation. Exposed stone wall. Sloping ceiling. WC. Pedestal basin. Corner shower. Electric radiator.
- Electric radiator. 2 3.54 x 2.15m Window to side and Velux window to front elevations. Exposed stone wall. Sloping ceiling. Hatch to loft.

## **OUTSIDE**

Seating area and garden.

## **THE ACCOMMODATION IN THE OLD FARMHOUSE**

### **On the ground floor**

- Lounge/Dining Room 5.74 x 5.10m Partly glazed door and window to front and rear (with cupboard under) elevations. Tiled floor. Exposed beams. 2 electric radiators. Brick fireplace with raised hearth and wood-burner. Open to:
- Kitchen 3.66 x 2.67m Window to front elevation. Tiled floor. Range of matching base units with worktops and tiled splash-backs over. Space and plumbing for dishwasher and washing machine. Built-in oven and 4 ring electric hob. Electrics. Wall mounted gas fired hot water boiler. Built-in cupboard. Radiant panel.
- Rear Hall Tiled floor. Glazed double doors to patio and garden. Electric radiator. Stairs to first floor.
- Shower Room Pedestal basin. Fully tiled shower. Wall mounted convector heater.
- Cloakroom Tiled floor. WC.

### **On the First Floor**

- Landing 2 skylights to front and 1 to the rear elevations. Sloping ceiling. Hatch to loft Electric radiator.
- Bedroom 1 2.93 x 2.84m Velux window to rear elevation. Sloping ceiling. Exposed beams. Electric radiator.
- Bedroom 2 2.93 x 2.79m Velux window to rear elevation. Sloping ceiling. Exposed beams. Electric radiator.
- Bedroom 3 3.00 x 2.93m Velux window to rear elevation. Sloping ceiling. Exposed beams. Electric radiator.
- Shower Room 2.15 x 1.81m Pedestal basin. WC. Shower. Wall mounted convector heater. Velux window to front elevation. Sloping ceiling. Bamboo floor.

## **OUTSIDE**

There is an enclosed terrace area with flower/shrub borders in front of the house. Patio to the rear of the house surrounded by lawns.

## **THE ACCOMMODATION IN THE NEW HOUSE**

### **On the ground floor**

- Open Plan Lounge/Dining Room 8.00 x 5.00m (min) Tiled floor. Wood-burner. Stairs to first floor. 2 electric radiators. Built-in storage cupboard with electric heater and hot water cylinder. Telephone socket. Sliding patio door and partly glazed door to terrace and front of house. Sliding patio doors to side terrace.
- Fitted Kitchen 3.12 x 3.06m Range of matching base and wall units. Small breakfast bar. Glazed door to side and window to rear elevations. Space for free standing fridge/freezer. Space and plumbing for dishwasher and washing machine. Built-in oven and 4 ring electric hob with extractor hood over. Worktops and tiled splashbacks.
- Bedroom 1 3.93 x .55m Window to side elevation. Tiled floor. Electric radiator.
- Bedroom 2 4.12 x 3.57m Window to rear elevation. Tiled floor. Built-in wardrobe. Electric radiator.
- Wet Room 3.22 x 3.14m (max) Fully tiled. High level WC. Vanity unit. Electric radiator. Heated towel rail. Open walk-in shower with drop down seat and hand rails.

### **On the First Floor**

- Mezzanine/Seating/Study Area 4.95 x 2.46m Electric radiator. Velux window to front elevation. Hatch to loft.
- Bedroom 3 5.89 x 3.54m Velux window to rear elevation. Built-in cupboard. Electric radiator.
- Cloakroom WC. Extractor.
- Shower Room 2.64 x 1.93m Pedestal basin. Velux window to rear elevation. Shower. Sloping ceiling. Extractor. Electric radiator.
- Bedroom 4 6.06 x 3.94m Velux window to rear and window to side elevations. Access to eaves. Hatch to loft.

## **OUTSIDE**

Wrap around, part covered terraced seating area. Large car port. The garden is laid to lawn with mature trees and shrubs.

## **ADDITIONAL INFORMATION**

- Mains water and electricity are connected with separate water and electricity for each property.
- A telephone line is connected but has not been used by the present owners.
- The main house, and 2 of the gites have centrally-controlled electric heating using a mixture of radiant panels and convector heaters, all of which also have individual thermostat controls.

- The 3rd gite is heated by individually controlled electric convector heaters.
- All 4 properties also have wood-burning stoves.
- There are two all water septic tanks and one septic tank.
- There is no broadband at the moment but Fibre optic broadband is expected to be available in this locality towards the end of 2022.
- There is a centralised mechanical ventilation system in the main house and new house.
- All 4 properties are equipped with satellite dishes, which are orientated/tuned to the Astra 2 satellite for the reception of British TV and radio channels.
- Taxes Foncière : 2,991 euros per annum
- **VIDEO** available on request

## **ABOUT THE AREA AND ACCESS**

The property is situated about 3km from the pretty village of Céaucé in the Orne department of Normandy with a communal lake and its own astronomical observatory. Easy access to a bakery, a butcher, delicatessen, a small supermarket, newsagents, schools, hairdresser, bank, health centre and chemists, two bars and a restaurant and other small shops. There is a small market in the village on Thursday mornings. The Medieval Town of Domfront and Lassay-les-Châteaux are 12km away and Mayenne is 20 km. The department capital at Alençon is 53 km.

The closest airport to the property is Rennes Airport (95 km) and in the surrounding area are Angers Airport (107 km), Dinard Airport ( 108 km) and Deauville Airport(111 km). The UNESCO site of Mont St Michel is 67 km away, the Old Town of Le Mans is 81 km and the major city of Caen is 82 km affording regular access via ferry to the UK.

*An ideal home and income possibility for those with extended family.*

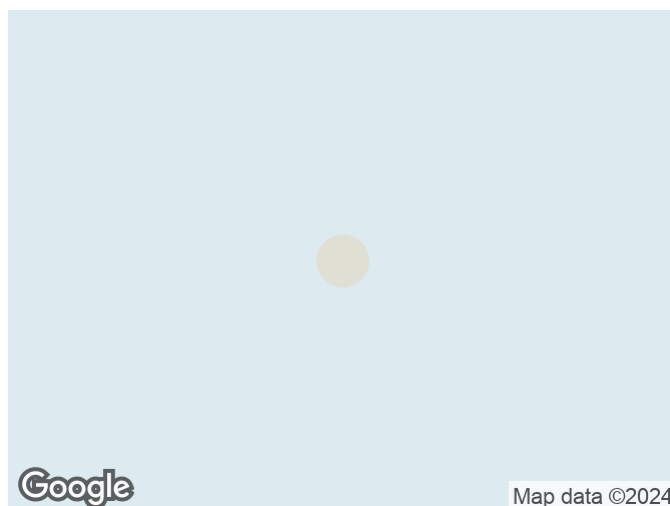
## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	13
Bathrooms	7
Price	€735,000

## Key Information

Internal Area:	487 sqm
Land Area:	2.2 ha
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

## Location: Normandy



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