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## Countryside house for sale in Orne - VIRTUAL TOUR

Tinchebray , Orne , Normandy



# €161,000

inc. of agency fees

4 Beds

3 Baths

Substantial family house with about 1.5 acres and lovely views with access to a bridleway to the Forest from the property. The property...

### At a Glance

**Reference** MFH-NORF01475

**Bed** 4

**Near to** Tinchebray

**Bath** 3

**Pool** No

**Price** €161,000

**Land Tax** N/A

### Property Description

Substantial family house with about 1.5 acres and lovely views with access to a bridleway to the Forest from the property.

The property is in a quiet rural hamlet with an open outlook over fields and a Forest. It benefits from

spacious accommodation and 3 en-suite bedrooms.

The house is accessible from any of the northern ports within 1-2 hours (St Malo, Cherbourg or Caen). It is a four hour journey from Calais if you prefer to come from that direction. The nearest serviceable airport is Deauville [DOL]. The property is situated in a very peaceful rural setting, equidistant from Sourdeval, Vire and Tinchebray. Tinchebray is a short 5 minute drive away where there are restaurants, bakery's, a lake and supermarket can be found. Several great beaches are easily reached within an hour including Granville. There are several nearby disused railway tracks that are great for walks or cycling.

## **THE ACCOMMODATION COMPRISES :**

### **On the ground floor:-**

**Entrance Hall** Partly glazed 'stable' door and side panels to north elevation.

**Cloakroom** Window to north elevation. WC. Tiled floor. Hand basin.

**Breakfast Room** 4.55 x 2.46m Window to south elevation. Radiator. Laminate flooring. Space for free standing fridge/freezer. 3 steps down to:

**Kitchen** 4.63 x 2.91m Range of matching base and wall units including display. Twin ceramic sinks with mixer tap. Window to south elevation. Space and plumbing for dishwasher. Worktops and tiled splash-backs. Space for free standing cooker with extractor hood over. Space for under counter fridge. Radiator. Window to south elevation.

**Lounge** 5.72 x 5.63m Glazed double doors to sun room (south) and window to south and north elevations. 2 radiators. Cupboard housing electrics. Stairs to first floor. Exposed beams. Granite fireplace with wood-burner. Cupboard housing washing machine.

**Sun Room/Porch** 2.37 x 1.39m Glazed double doors to garden. Tiled floor.

**Dining Room** 5.63 x 4.19m Window to west and north elevations. Exposed eams. Lamiknate flooring. 3 radiators. Spiral stairs to:

**First Floor Study/Bedroom 1** 5.63 x 4.31m Window to west and north elevations. Exposed low beam and exposed stone walls. Radiator. Built-in cupboards.

### **On the First Floor (via stairs from lounge) -**

**Landing** 2 radiators. 2 windows to north elevation. Telephone socket. Airing cupboard.

**Bedroom 2** 4.25 x 3.91m Window to south elevation. Radiator. Door to:

**En-Suite Bathroom** 2.79 x 1.89m Window to south elevation. WC. Vanity unit with light and mirror over. Bath with mixer tap/shower fitment. Shower. Radiator. Tiled floor. Partly tiled walls.

**Bedroom 3** 4.44 x 2.94m Window to south elevation. Radiator. Door to:

**En-Suite Shower Room** Pedestal basin. WC. Shower. Tiled floor.

**Bedroom 4** 4.64 x 2.57m Window to south elevation. Radiator. Door to:

**En-Suite Shower Room** Heated electric towel rail. WC. Corner shower with jets. Vanity unit with mirror and light over. Extractor fan.

#### **OUTSIDE :**

A tarmac drive leads to a parking and turning area. The garden is laid to lawn. To the south of the property the garden is laid to lawn with gravel seating area, mature trees and shrubs and a paddock.

#### **ADDITIONAL INFORMATION :**

The property has mains electricity and telephone. Well water. Heating is provided by the woodburner but radiators and pipework are installed for central heating if required. Drainage is to a septic tank. There is a mobile phone signal and 4G internet reception in the house. Double glazed wood windows.

Taxes Foncières : 900€ per annum

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€161,000

## Key Information

## Location: Normandy



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