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Farmhouse for sale in Orne - VIRTUAL TOUR

Tinchebray , Orne , Normandy



€161,000

inc. of agency fees

3 Beds

1 Baths

Stone house with large barns, nearly 4 acres and no neighbours A rare opportunity! This lovely stone house offers 3 bedrooms with...

At a Glance

Reference MFH-NORF01408

Bed 3

Near to Tinchebray

Bath 1

Pool No

Price €161,000

Land Tax N/A

Property Description

Stone house with large barns, nearly 4 acres and no neighbours

A rare opportunity! This lovely stone house offers 3 bedrooms with room to create a further bedroom if

required. It is situated in a quiet rural position with nearly 4 acres of land bordered by a stream. **There are no neighbours within about 500m.** It would be ideal for someone with a horse, as a small holding, or for someone wishing to work from home or store a car collection!

The property is situated near the small town of **Ger** (with all every day amenities) and with easy access to the historic market towns of **Mortain, Tinchebray and the major town of Flers.** Mortain is a thriving market town where 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 20 minutes drive.

THE ACCOMMODATION COMPRISES :

On the ground floor -

Entrance Hall 2.06 x 1.39m Door to front elevation. Tiled floor. Stairs to first floor. Radiator.

Lounge 5.93 x 4.47m Window to front elevation. Brick fireplace with woodburner. Tiled floor. 2 radiators.

Utility room 3.89 x 1.96m Tiled floor. Window to rear elevation. Range of matching base and wall units. Ceramic sinks with mixer tap. Radiator. Space and plumbing for dishwasher. Space for free standing cooker with extractor over. Under stairs storage cupboard. Worktops and tiled splash-backs.

Inner Hall Tiled floor. Radiator. Electrics. Telephone socket. Hatch to loft. Hot water cylinder.

Kitchen 5.23 x 3.04m Window to front and door to east elevations. Double stainless steel sink unit with mixer tap. Granite fireplace. Boiler. Tiled floor. Radiator. Space and plumbing for washing machine.

Bathroom 3.85 x 1.93m Obscure glazed window to east elevation. Tiled floor and walls. Bath with mixer tap/shower fitment. Shower. Bidet. Pedestal basin. Radiator.

Cloakroom Obscure glazed window to east elevation. Hand basin. WC. Radiator. Tiled floor.

On the First Floor -

Landing Wood flooring. Stairs to second floor. Window to front elevation.

Bedroom 1 3.76 x 3.65m Window to front elevation. Wood flooring. Radiator. Telephone socket.

Bedroom 2 4.91 x 2.31m Window to rear elevation. Wood flooring. Radiator.

Cloakroom Radiator. WC.

On the second floor -

Master bedroom 6.34 x 4m Window to the rear elevation and 2 velux windows to the front elevation. Wood floor. Exposed "A" frame. 4 access points to eaves storage space.

OUTSIDE :

Gravel drive leads to front and rear of the house.

Large block built building 19.00 x 9.78m Fibro cement roof. (Used as large garage/barn). Water and electricity. Sliding door to front elevation and old dairy with 2 doors to front and 2 windows to rear elevations. Oil storage tank. Well water cylinder.

Old Stone Chicken House with corrugated iron roof.

Stream on boundary.

2 storey detached stone and block **Barn** with corrugated iron roof (6.77 x 5.48m).

3rd Detached stone **Barn** to renovate (foundations only).

ADDITIONAL INFORMATION :

Mains electricity and telephone. There is no mains water - water is from a well. Broadband internet connection. Drainage is to a septic tank. Double glazed windows with shutters.

Please note : There is no Energy Rating for this property because there is no working central heating system.

FINANCIAL DETAILS :

Taxes Foncières : 843€ per annum

Summary

Property type:	Farmhouse
Bedrooms:	3
Bathrooms	1
Price	€161,000

Key Information

Location: Normandy



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