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House for sale in Orne - VIRTUAL TOUR

Ceaucé , Orne , Normandy



€108,000

inc. of agency fees

2 Beds

1 Baths

Village house with outbuildings and fully enclosed garden within easy level walk of shops, medical centre, schools, etc. This attractive...

At a Glance

Reference MFH-NORF01361

Near to Ceaucé

Price €108,000

Bed 2

Bath 1

Land Tax N/A

Pool No

Property Description

Village house with outbuildings and fully enclosed garden within easy level walk of shops, medical centre, schools, etc.

This attractive stone village house offers traditional accommodation. A particular feature of the property is the fully enclosed garden.

The property is situated in a pretty village in the Orne department of Normandy with a communal lake and its own astronomical observatory. Easy access on foot to a bakery, a butcher, delicatessen, a small supermarket, newsagents, schools, hairdresser, bank, doctor 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 11km 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.

THE ACCOMMODATION COMPRISES :

On the ground floor -

Entrance Hall 1.32 x 1.07m Tiled floor. Electrics. Door to:

Kitchen/Breakfast Room 3.57 (max) x 2.24m Double glazed window to north elevation. Tiled floor. Cupboard under stairs. Sink unit with mixer tap. Space and plumbing for dishwasher. Space for free standing cooker with extractor over. Hot water cylinder providing hot water for the kitchen. Wood fired cooker (not used since 1972).

Dining Room 5.22 x 2.81m Double glazed window to east elevation. Tiled floor. Marble fireplace with inset wood-burner.

Sitting Room 3.45 x 2.58m Double doors to north and partly glazed doors to the west opening out to the terrace and garden. Tiled floor. Built-in cupboard.

Shower Room 2.64 x 1.80m Tiled floor and part tiled walls. Shower. Pedestal basin. WC. Space and plumbing for washing machine. Built-in cupboard Vent.

Rear Hall Partly glazed door to rear garden and terrace. Oak stairs to first floor with cupboard under. Tiled floor.

On the First Floor -

Landing Chestnut wood flooring. Oak stairs to second floor. Window to west elevation.

Shower Room Pedestal basin. WC. Shower. Wall mounted electric heater.

Bedroom 1 4.00 x 3.09m Double glazed window to front elevation. Chestnut wood flooring. Marble fireplace.

Bedroom 2 3.62 x 2.88m Double glazed window to front elevation. Chestnut wood flooring.

On the Second Floor -

Landing Window to west elevation. Chestnut wood flooring.

Study/Bedroom 3 2.93 x 1.88m Window to front elevation. Sloping ceiling. Chestnut wood flooring.

Attic 1.87 x 1.50m Insulated and plasterboarded room ready to paint. Velux window to rear elevation. Sloping ceiling. Wood flooring.

Cloakroom WC. Hand basin. Wood floor.

OUTSIDE :

To the side of the property there is a partly walled garden. Double wrought iron gates lead to enclosed garden laid to lawn with flower borders. Well. Brick effect tiled terrace.

Detached stone outbuilding 6.00 x 4.47m divided into:

Store Room Hot water cylinder providing hot water to all of the house except the kitchen. Power and light. Concrete floor and insulated roof.

Outbuilding Concrete floor. Double wooden doors to garden. Access to loft over. Power and light.

Attached **Tool Shed** with concrete floor and attached lean-to to the rear.

Fully walled rear garden laid to lawn with variety of trees including pear, apple, hazelnut, cherry and a vine. Yew hedges. Laurel. Box hedging.

ADDITIONAL INFORMATION :

Mains drainage, water and electricity are connected. Telephone and Broadband internet connection are not currently connected. An inset woodburner with chimney liner provides the heating. Well with pump in the garden.

Please note : There is no Energy Report for this property because there is no central heating.

Taxes Foncières : Approx. 415€ per annum

Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€108,000

Key Information

Location: Normandy



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