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## Countryside house for sale in Orne - VIRTUAL TOUR

Tinchebray , Orne , Normandy



# €298,000

inc. of agency fees

6 Beds      225 sqm      0.32 ha

Substantial detached 6 bedroom house with over 1/2 acre garden and basement The property was constructed in 1986 and has been modernised...

### At a Glance

<b>Reference</b>	MFH-NORF01673	<b>Near to</b>	Tinchebray	<b>Price</b>	€298,000
<b>Bed</b>	6	<b>Pool</b>	No	<b>Hab.Space</b>	225 sqm
<b>Land</b>	0.32 ha			<b>Land Tax</b>	N/A

### Property Description

Substantial detached 6 bedroom house with over 1/2 acre garden and basement

The property was constructed in 1986 and has been modernised and re-decorated over more recent years. Double glazed windows were installed in 2008 and more recently a new fitted kitchen has been installed.

The accommodation is light and spacious and offers potential to live solely on the ground floor.

The property is in a small town with shops, bar, school, between Tinchebray and Flers (both a 15 minute drive) which both offer all major facilities, including daily trains to Paris from Flers. The ferry port at Caen Ouistreham is 1 hour's drive, 1 1/2 hours from Dinard, Cherbourg is 1 1/2 hour's drive and Calais is 305 km away. It is located within easy reach of Mont St Michel, the D-day Beaches and Bayeux.

here

## **THE ACCOMMODATION COMPRISES :**

### **On the Ground Floor**

**Entrance Hall** Arched door. Tiled floor. Arched window to front elevation. Radiator. Stairs to first floor. Exposed stone wall. Radiator. Door to stairs to basement. Central heating thermostat.

**Bedroom 1** 4.66 x 2.83m Glazed double doors to front elevation and onto terrace. Tiled floor. Telephone socket. Radiator.

**Bedroom 2** 4.66 x 3.09m Window to rear elevation. Convector heater.

**Bathroom** 2.98 x 2.72m Obscure glazed window to east elevation. Tiled floor. Extractor heater. Tiled walls. Extractor. Heated electric towel rail. Vanity unit. Bath with mixer tap/shower fitment. Large shower.

**Cloakroom** Tiled floor. WC.

**Lounge** 7.19 x 4.74m Glazed double doors and window to front and glazed double doors to west elevations. Exposed stone walls and beams. Tiled floor. 2 radiators. Opening to:

**Dining Room/Games Room** 4.14 x 3.79m Fireplace. Glazed double doors to west elevation. Radiator. Exposed stone wall. Tiled floor.

**Kitchen/Breakfast Room** 6.01 x 3.76m Space for free standing fridge/freezer. Granite fireplace with inset wood-burner. Tiled floor. Window and partly glazed "stable" door to rear elevation. Radiator. Range of matching base and wall units. Worktops and splashbacks. Space and plumbing for dishwasher. Sink with mixer tap. Built-in oven. Induction hob with extractor fan over.

### **On the First Floor**

**Landing** Window to west and glazed double doors to south elevation and balcony. Tiled floor. Convector heater.

**Bedroom 3** 4.43 x 4.32m Window to east and glazed double doors to front elevation and balcony. Tiled floor. Convector heater.

**Bedroom 4** 4.40 x 3.51m Window to rear elevation. Sloping ceiling. Tiled floor. Convector heater.

**Bathroom** 3.65 x 2.28m Window to rear elevation. Tiled floor. WC. Tiled walls. Bidet. Shower. Bath with mixer tap/shower fitment. Twin vanity unit with mirror and light over, Heated electric towel rail. Sloping ceiling.

**Bedroom 5** 6.40 x 2.93m Tiled floor. Convector heater. Window to front elevation. Sloping ceiling.

**Bedroom 6** 3.39 x 3.24m Tiled floor. Window to rear elevation. Convector heater. Sloping ceiling. Recess for hanging rail.

**Laundry/Dressing Room** 3.38 x 2.28m Tiled floor. Space and plumbing for washing machine. Hatch to loft. Sloping ceiling.

#### **In the Basement**

**Garage** 15.55 x 3.90m Suitable for 4 cars Double wooden doors to drive. Electrics. Concrete floor.

**Insulated Workshop/Playroom** 9.04 x 5.08m Hot water cylinder.

**Storage Area** 5.26 x 4.80m

#### **OUTSIDE :**

Gravel drive to the side of the property leads to parking and turning area, garage and basement.

"Wrap around " stone terrace. "Lynch" gate and double gates to path to terrace and front of the house. Partly covered terrace.

The garden is laid to lawn with mature shrubs and hedges.

#### **ADDITIONAL INFORMATION :**

Water, telephone and electricity. Fibre optic believed to be available. Electric heating + insert in the lounge. Drainage to septic tank.

#### **FINANCIAL DETAILS :**

Taxes Foncières : 1600€ per annum

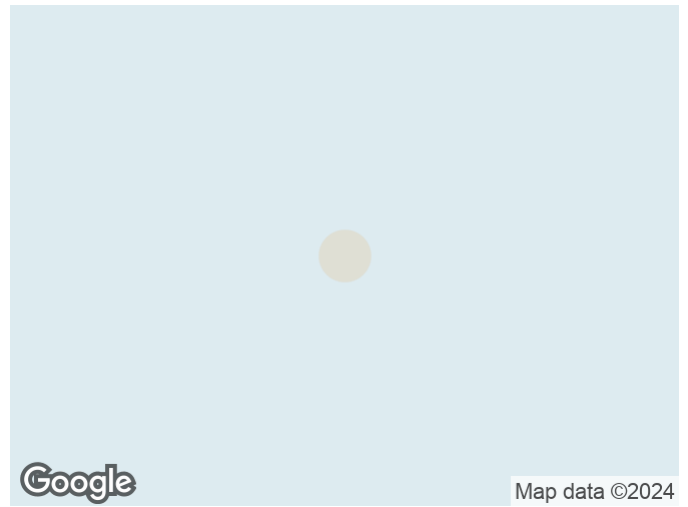
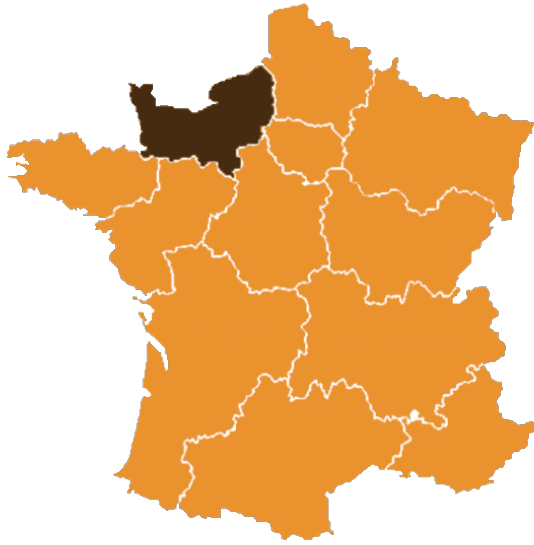
## Summary

Property type:	Countryside house
Bedrooms:	6
Price	€298,000

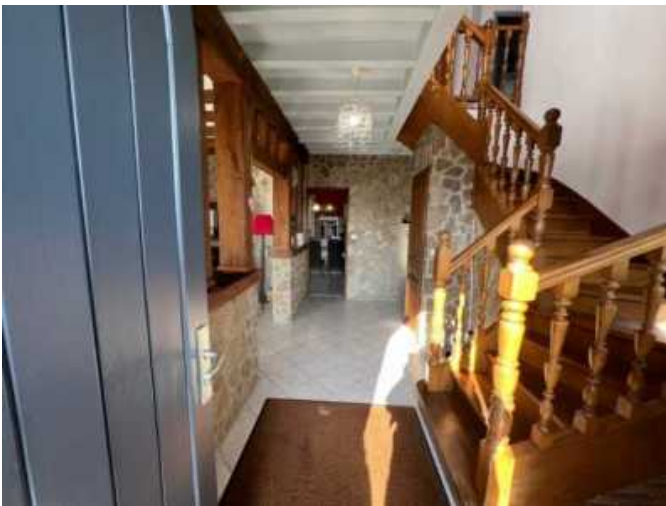
## Key Information

Internal Area:	225 sqm
Land Area:	0.32 ha

## Location: Normandy



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