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Countryside house for sale in Orne - VIRTUAL TOUR

Tinchebray , Orne , Normandy



€171,500

inc. of agency fees

5 Beds 102 sqm 0.36 ha

Substantial detached stone house with 5 bedrooms and nearly 1 acre garden
This detached house offers spacious, versatile accommodation...

At a Glance

Reference	MFH-NORF01774	Near to	Tinchebray	Price	€171,500
Bed	5	Pool	No	Hab.Space	102 sqm
Land	0.36 ha			Land Tax	N/A

Property Description

Substantial detached stone house with 5 bedrooms and nearly 1 acre garden

This detached house offers spacious, versatile accommodation with 2 ground floor bedrooms and bathroom. There is a large utility room between the lounge and the garage, with a room above which could be made into

a separate gîte, annexe or studio if required. The roof and boiler have been replaced within the last 10 years by the previous owner. The cladding on the end gable walls was done about 4 years ago.

The property is situated near in a rural hamlet 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.

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

Kitchen/Breakfast Room 4.33 x 2.69m Partly glazed door and side panel and window to front elevation. Tiled floor. Radiator. Range of matching base and wall units including display wine rack. Built-in oven and grill. 4-ring gas hob with extractor hood over. Sinks with mixer tap. Worktops and tiled splashbacks. Space for free standing fridge/freezer.

Lounge 5.56 x 4.35m Partly glazed door and side panel and window to front elevation. Granite fireplace with raised hearth and woodburner. Radiator. Tiled floor. Door to utility room.

Inner Hall Tiled floor. Built-in cupboard with shelving.

Dining Room/Bedroom 1 3.83 x 2.70m Tiled floor. Window to front elevation. Radiator. Laminate flooring.

Bedroom 2 3.14 x 2.78m Tiled floor. Radiator. Window to west elevation. Built-in wardrobes.

Bathroom 2.82 x 1.81m Window to rear elevation. Radiator. Tiled floor and partly tiled walls. Vent. Pedestal basin. Bidet. Bath with mixer tap/shower fitment and screen.

Cloakroom Tiled floor. Window to rear elevation. Radiator. WC.

Utility Room 5.79 x 3.94m Partly glazed double doors to front elevation. Stairs to loft space over. Boiler. Space and plumbing for washing machine. Sink. Electrics. Door to attached double garage.

On the First Floor -

Landing

Bedroom 3 5.13 x 3.40m Window to front elevation. Laminate flooring. Exposed beams and stone wall. Inset spotlights. Sloping ceiling. Door to:

Room over utility room 5.13 x 4.23m Concrete floor. Velux window to front and rear elevations - this room would lend itself to being a large dressing room with en-suite bathroom, or could be used as a self-contained unit with the utility room.

Bedroom 4 4.70 x 2.62m Window to front elevation. Laminate flooring. Radiator.

Cloakroom Tiled floor. Sloping ceiling. Vanity basin. WC.

Bedroom 5 3.49 x 3.45m Laminate flooring. Window to west elevation. Radiator.

OUTSIDE :

A tarmac drive leads to parking and turning area.

Attached **Double Garage** 6.89 x 4.5m Concrete floor. Sliding doors to front elevation. Power and light. Oil storage tank.

The garden is laid to lawn with mature hedges. Well. Gravel patio area. Open fronted lean-to Shed.

ADDITIONAL INFORMATION :

Mains water, electricity and telephone. Drainage to a septic tank which will need updating. Fibre optic internet connection available. Oil fired central heating (the boiler was replaced about 7 years ago). Double glazed windows with electric shutters (except 1).

FINANCIAL DETAILS :

Taxes Foncières : 900€ per annum

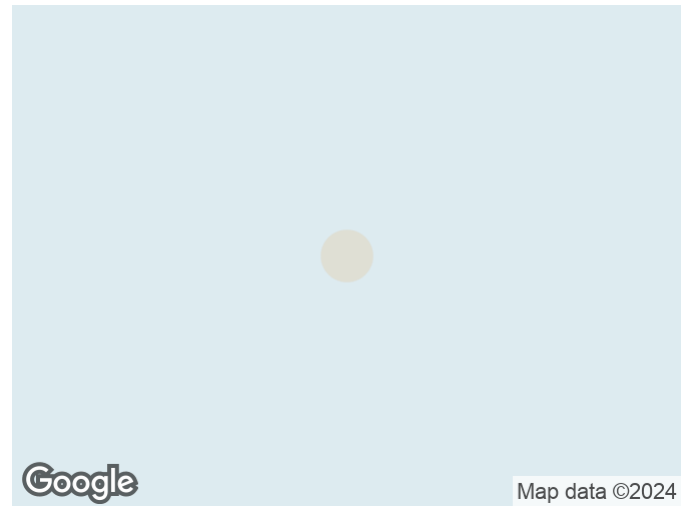
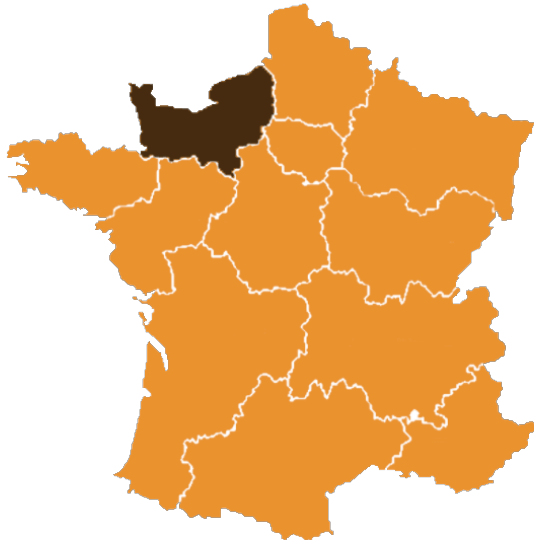
Summary

Property type:	Countryside house
Bedrooms:	5
Price	€171,500

Key Information

Internal Area:	102 sqm
Land Area:	0.36 ha

Location: Normandy



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