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Countryside house for sale in Orne - VIRTUAL TOUR

Tinchebray , Orne , Normandy



€129,000

inc. of agency fees

4 Beds 2 Baths 131 sqm 0.24 ha

Pretty stone property with lovely views close to amenities This house has been owned by the present owners for about 35 years. It...

At a Glance

Reference	MFH-NORF01835	Near to	Tinchebray	Price	€129,000
Bed	4	Bath	2	Hab.Space	131 sqm
Land	0.24 ha	Pool	No	Land Tax	N/A

Property Description

Pretty stone property with lovely views close to amenities

This house has been owned by the present owners for about 35 years. It was renovated and extended in the 1990's and offers surprisingly spacious accommodation over 3 floors. It benefits from double glazed

windows, central heating and 2 woodburners. There is a stone patio to the rear of the property which enjoys views over the garden and surrounding farmland. There is the possibility of 5 bedrooms, over 3 storeys.

The property is midway between Vire and Flers (both a 20 minute drive) which both offer all major facilities, including daily trains to Paris, close to a small pretty village. The small medieval town of Tinchebray is a couple of minutes' drive with shops, bars, banks, schools, doctors' surgeries. 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 3 1/2 hour's drive. The airport can be reached in under 90 minutes. 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 Partly glazed door to rear and window to west elevations. Tiled floor. Radiator. Stairs to first floor with cupboard under.

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

Shower Room Obscure glazed window to west elevation. Large shower. Tiled floor. Pedestal basin. Heated electric towel rail.

Lounge 6.27 x 4.15m 2 windows to west, 2 windows to south and 2 pairs of glazed double doors opening onto terrace. Tiled floor. Fireplace with woodburner (flued). Exposed beams. Radiator. Central heating thermostat.

Dining Room 5.00 x 4.82m Tiled floor. Exposed stone wall. Radiator. Electric radiator. 2 windows to south elevation. Stairs to first floor. Granite fireplace with raised hearth and woodburner. Electric meter and fuse board.

Inner Hall Tiled floor. Exposed beam.

Bathroom 2.46 x 2.27m Bath with tiled surround, mixer tap/shower fitment and screen. Pedestal basin. Radiator. WC. Exposed beam. Hatch to loft. Heated electric towel rail. Inset spotlights. Obscure glazed window to north elevation.

Kitchen 3.26 x 2.57m Exposed beam. Inset spotlights. Fuse board. Glazed door to south elevation. Range of matching base and wall units including display unit and shelving. Worktops and tiled splashback. Stainless steel sink with mixer tap. Built-in oven and grill. Space for under-counter fridge. Space and plumbing for dishwasher and washing machine. 4-ring electric hob. Wall mounted boiler.

On the First Floor - (via stairs from dining room)

Landing Wood flooring. Door to:

Bedroom 1 5.03 x 3.97m Window to north and south elevations. Wood flooring. Ornamental fireplace. Radiator. Stairs to second floor.

Bedroom 2 4.95 x 2.44m Velux window to north and south elevations. Exposed "A" frame and stone wall. Radiator.

On the First Floor - (via stairs from entrance hall)

Landing Fuse board.

Bedroom 3 3.90 x 2.77m Window to north elevation. Hatch to loft. Radiator.

Bedroom 4/Study 2.64 x 2.30m Window to west elevation. Radiator. Sloping ceiling.

Bedroom 5 3.63 x 3.60m Window to east and west elevations. Sloping ceiling. Radiator.

OUTSIDE :

A gravel **drive** leads to gravel **parking** and a turning area.

The **garden** is laid to lawn with apple trees and shrubs. Paths to the rear garden and front door.

The **rear garden** is laid to lawn with mature trees and shrubs. Well. South-facing stone patio area. BBQ.

ADDITIONAL INFORMATION :

Mains water, electricity and telephone are connected. Drainage to an all water septic tank which will need updating. Gas fired central heating. 2 x Woodburners . Double glazed windows (UPVC on the ground floor).

FINANCIAL DETAILS :

Taxes Foncières : 554€ per annum

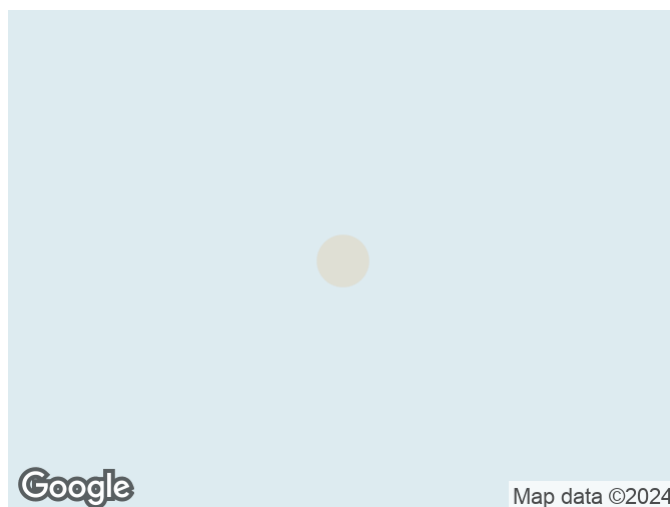
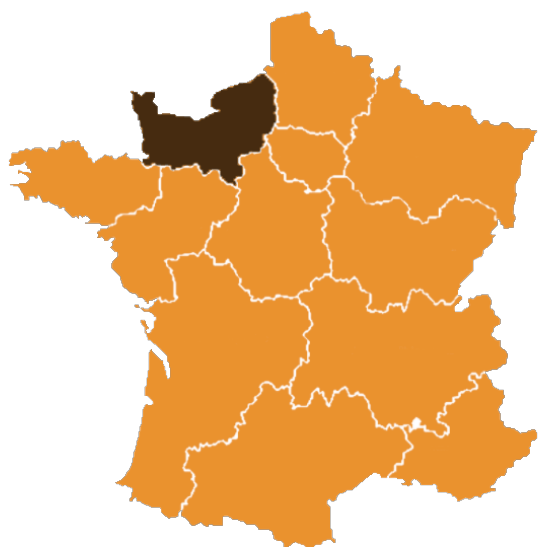
Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€129,000

Key Information

Internal Area:	131 sqm
Land Area:	0.24 ha

Location: Normandy



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