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Countryside house for sale in Orne - VIRTUAL TOUR

Tinchebray , Orne , Normandy



€224,500

inc. of agency fees

4 Beds 1 Baths 134 sqm 0.46 ha

Renovated detached family home with over an acre of garden This lovely detached stone house has been completely renovated since 2005,...

At a Glance

Reference	MFH-NORF01879	Near to	Tinchebray	Price	€224,500
Bed	4	Bath	1	Hab.Space	134 sqm
Land	0.46 ha	Pool	No	Land Tax	N/A

Property Description

Renovated detached family home with over an acre of garden

This lovely detached stone house has been completely renovated since 2005, including a new roof, new septic tank, re-wiring, new plumbing and bathroom, kitchen and utility room. The open plan living area is

light and airy with a cathedral ceiling and huge granite fireplace. There is over an acre of well maintained gardens.

The property is situated in a quiet rural setting but it is within walking distance of a village with bar, bakery, chemist and everyday amenities. The market town of Tinchebray is a short 5 minute drive away where there are restaurants, bakeries, a lake and a supermarket. It is within 10 minutes drive to the town of Flers and 15 minutes drive to the medieval town of Domfront. Several great beaches are easily reached within an hour including Granville. The house is accessible from any of the northern ports within 1-2 hours (St Malo, Cherbourg or Caen). It is a four hour journey from Calais.

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THE ACCOMMODATION COMPRISES :

On the Ground Floor -

Open Plan Lounge/Dining Room/Kitchen:

Kitchen/Dining Area 6.07 x 5.71m Partly glazed door to front elevation. Tiled floor. Exposed stone wall. Range of matching base and wall units including display unit. Space for under counter fridge. Space for free standing cooker with extractor hood over. Worktops and tiled splash-backs. Breakfast bar. Stainless steel sink with mixer tap. Wood-burner with oven and back boiler supplying the central heating radiators. Exposed beams. Inset spotlights. Space for free standing fridge/freezer. Radiator. Stairs to first floor.

Lounge Area 6.07 x 5.39m Partly glazed door to rear elevation. 2 radiators and electric radiator. Granite fireplace with pellet-burner. Exposed stone walls and beams. Cathedral ceiling. 3 windows and skylight to front elevation. Tiled floor.

Utility Room .01 x 2.66m Partly glazed door to front elevation. Tiled floor. Worktops with shelving under and space and plumbing for washing machine and dishwasher. Hot water cylinder. Convector heater and radiator. Electrics. Exposed beam. Wall mounted cupboards.

Cloakroom Tiled floor. WC. Window to rear elevation Pedestal basin. Exposed beam.

On the First Floor -

Landing Laminate flooring. Radiator. Exposed beams Window to rear elevation. Door to stairs to second floor.

Bedroom 1 3.68 x 3.19m Window to front elevation. Radiator and convector heater Laminate flooring. Exposed beam.

Bedroom 2 3.68 x 2.67m Convector heater. Radiator. Window to front elevation. Laminate flooring. Exposed beam.

Bathroom 5.48 x 2.45m Window to front elevation. Tiled floor. Bath with mixer tap. Vanity unit. Exposed beam. Inset spotlights. Radiator. WC. Convector heater. Corner shower.

On the Second Floor -

Landing Exposed beams. Built-in cupboard.

Bedroom 3 3.66 x 2.80m Velux window to front and rear elevations. Radiator and 2 convector heaters. Sloping ceiling. Laminate flooring. Exposed beams.

Bedroom 4 4.02 x 2.80m Velux window to front and rear elevations. Sloping ceiling. Laminate flooring. Exposed beams. Radiator and convector heater.

OUTSIDE :

Double metal gates lead to gravel parking and turning area. The garden is laid to lawn with shrub borders. Outside seating area. Corrugated iron storage shed and wood store. Patio. Wooden chalet.

ADDITIONAL INFORMATION :

Mains water, telephone and electricity are connected. Heating is provided by a backboiler on the woodburner/cooker in the kitchen and a separate pellet-burner in the living room and/or electric radiators. Drainage is to an all water septic tank installed in about 2006. Broadband internet connection. Double glazed wood framed windows.

Taxes Foncières : Approx. 1,100€ per annum

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€224,500

Key Information

Internal Area:	134 sqm
Land Area:	0.46 ha

Location: Normandy



Gallery

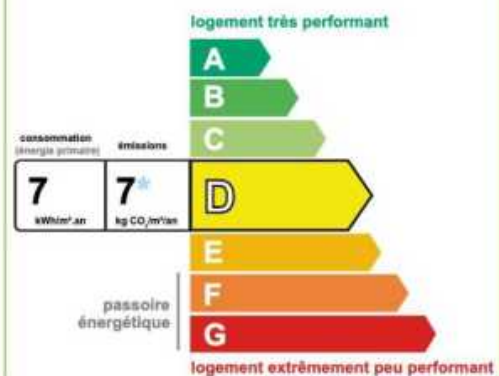








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