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Countryside house for sale in Orne - VIRTUAL TOUR

Flers , Orne , Normandy



€261,500

inc. of agency fees

5 Beds 4 Baths 250 sqm 0.26 ha

Renovated farmhouse with spacious and versatile accommodation with half an acre garden This property is full of character features...

At a Glance

Reference	MFH-NORF01883	Near to	Flers	Price	€261,500
Bed	5	Bath	4	Hab.Space	250 sqm
Land	0.26 ha	Pool	No	Land Tax	N/A

Property Description

Renovated farmhouse with spacious and versatile accommodation with half an acre garden

This property is full of character features including exposed beams, stone walls and a granite fireplace. It is a comfortable family home and would lend itself to use as a B&B because of the versatility and layout of the

accommodation. The gardens surround the property and are well maintained.

The property is situated in the Orne area of Lower Normandy. The Town of Flers is just 15 minutes' drive and has all amenities, bars, restaurants, shops, supermarkets and a hospital. The train station has regular trains to Paris taking an average of 2 hours and 30 minutes. The ferry port at Caen-Ouistreham is about 1 hour 20 minutes drive away, Cherbourg 2 hours and Calais 4 hours and 15 minutes.

here

THE ACCOMMODATION COMPRISES:

On the Ground Floor -

Entrance Hall Tiled floor. Stairs to first floor. Exposed beams. Stained glass window and partly glazed door to front elevation. Radiator.

Cloakroom Tiled floor. WC. Pedestal basin. Part wood panelled walls.

Lounge 6.20 x 5.72m 2 windows to front and window to rear elevations. 2 radiators. Partly tiled floor. Granite fireplace. Exposed stone wall. Built-in shelves. Exposed beams.

Kitchen/Breakfast Room 4.53 x 3.46m Window and partly glazed door to rear garden. Range of matching base and wall units including display unit. Ceramic butler sink with mixer tap. Worktops and tiled splashback. Space for range style cooker with extractor hood over. Radiator. Tiled floor. Plmet Pelmet lighting. Electric radiator.

Utility Area 2.58 x 1.84m Stained glass window to rear elevation. Worktop. Space and plumbing for washing machine and dishwasher. Space for under-counter fridge. Radiator. Sae for upright fridge and freezer. Exposed beams.

Dining Room 5.63 x 5.40m 2 windows to rear and window to front elevations. 2 radiators. Partly tiled floor. Exposed stone wall and beams.

On the First Floor -

Landing 2 windows to rear elevation. Stairs to second floor. Radiator.

Master Bedroom 5.98 x 5.48m 2 windows to rear and window to front elevations. 2 radiators. Exposed stone chimney breast. Wood flooring. Exposed beams and "A" frame. Stairs up to:

En-suite bathroom 2.89 x 2.08m Vanity basin. WC. Large shower. Cast iron claw foot bath with mixer tap. Sloping ceiling. Exposed beams.

Bedroom 2 4.24 x 4.22m Window to front elevation. Exposed stone wall. Radiator. Exposed beams.
Door to:

En-suite Shower Room Tiled floor and partly tiled walls. WC. Shower. Pedestal basin. Exposed beam.

Bedroom 3 4.59 x 3.40m (max) 2 windows to front elevation. Radiator. Exposed beam. Door to:

En-suite Shower Room Exposed beam. Tiled floor and partly tiled walls. WC. Hand basin. Shower.

Lounge 5.80 x 5.32m Door to external stairs and 2 windows to front and door and window to rear elevations. 2 radiators. Exposed beams and stone wall. Granite fireplace. Wood flooring. Cupboard housing electrics.

On the Second Floor -

Landing Sloping ceiling. Built-in cupboard housing hot water cylinder.

Bedroom 4 3.92 x 2.82m Velux window to rear elevation. Radiator. Sloping ceiling. Exposed beams.

Bathroom 3.20 x 1.52m Bath with tiled surround, mixer tap/shower fitment and screen. Sloping ceiling. Exposed beams. WC. Pedestal basin.

Bedroom 5 5.14 x 3.64m Eaves storage. Exposed "A" frame. Radiator. Velux window to front and rear elevations.

OUTSIDE :

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

The **front garden** is laid to lawn with mature hedges and flower borders. The **rear garden** is laid to lawn with mature trees and hedges. **Brick paviour terrace. Chicken coop and vegetable garden.**

Garden shed. Timber **garage** used for storage.

Attached Cave 6.10 x 3.60m 3 storeys. Pedestrian door to front elevation.

Attached Boiler Room/Workshop 5.86 x 2.34m Pedestrian door to front and rear elevations. Boiler and oil storage tank.

ADDITIONAL INFORMATION :

Mains water, electricity, telephone and broadband connected. Fibre optic believed to be imminent. Drainage

is to an all water septic tank. Heating is provided by oil fuelled radiators and hot water by an electric water tank. Double glazed wooden windows.

FINANCIAL DETAILS :

Taxes Foncières : 750€ per annum

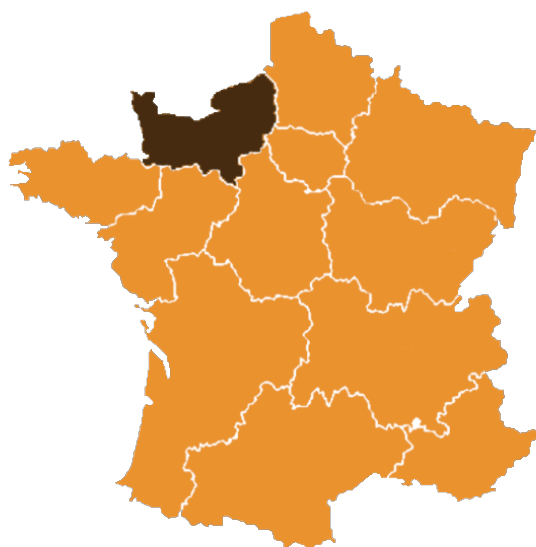
Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	4
Price	€261,500

Key Information

Internal Area:	250 sqm
Land Area:	0.26 ha

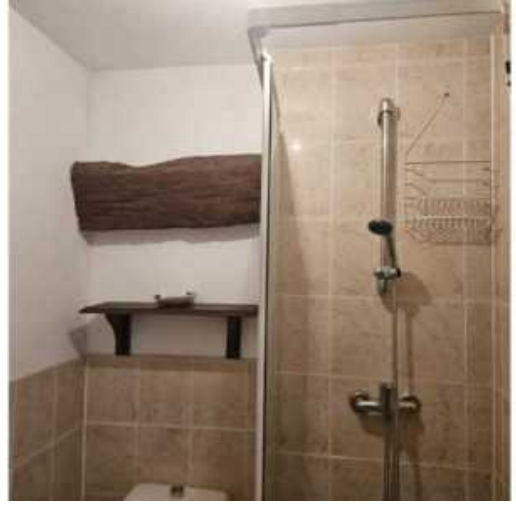
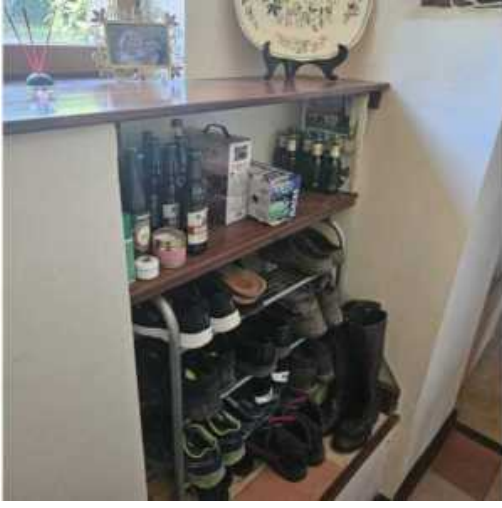
Location: Normandy

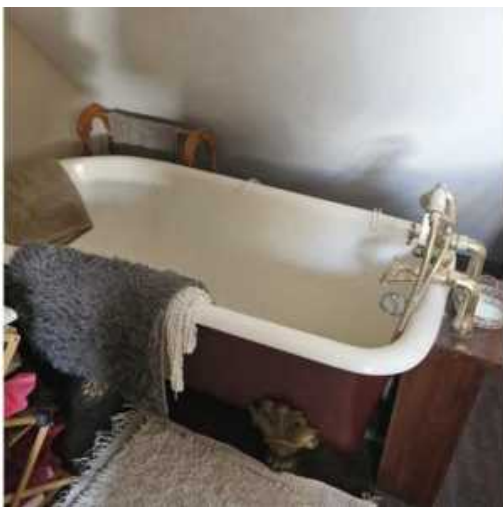


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