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## Countryside house for sale in Orne - VIRTUAL TOUR

Flers , Orne , Normandy



# €139,500

inc. of agency fees

4 Beds   2 Baths   123 sqm   0.28 ha

Unique detached house with separate brick built house to renovate with nearly 3/4 acre garden This property has been renovated by...

### At a Glance

<b>Reference</b>	MFH-NORF01920	<b>Near to</b>	Flers	<b>Price</b>	€139,500
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	123 sqm
<b>Land</b>	0.28 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Unique detached house with separate brick built house to renovate with nearly 3/4 acre garden

This property has been renovated by the present owners over the last 20 years - it has been re-wired, had new plumbing and bathrooms, new windows and oil fired central heating during that time. It would now benefit

from further modernisation and re-decoration. The separate detached house would require complete renovation. The park like gardens surround the property on all sides. Viewing is highly recommended to appreciate the potential of the property.

The property is situated in the Orne department (Normandy region) in the north of France at 66 km from Alençon, the department capital. The nearest large town is Flers (9km) with all its many amenities, supermarkets, restaurants, boulangeries, hospital and the mainline train station with daily trains to Paris. The ferry port of Ouistreham is 91km, Cherbourg is 152 km and Calais 426 km.

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## **THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES:**

### **On the Ground Floor -**

**Kitchen/Breakfast Room** 3.07 x 2.99m Ornamental fireplace. Partly glazed door and window to rear elevation. Tiled floor. Range of matching base and wall units. Worktops and tiled splashbacks. Sinks with mixer tap. Space and plumbing for dishwasher. Space for under-counter fridge. Radiator. Electric hob and built-in oven.

**Inner Hall** Partly glazed double doors to front elevation. Radiator. Electrics. Door to stairs to basement and door to stairs to first floor.

**Lounge/Dining Room** 7.42 x 4.30m Large coloured door and bay window to front and 2 windows to rear elevations. Fireplace with woodburner. Laminate flooring. Ceiling rose and coving. 2 radiators.

**Cloakroom** Window to rear elevation. WC. Hand basin.

### **On the First Floor -**

**Landing** Stairs to second floor. Window to front elevation. Laminate flooring.

**Cloakroom** Window to rear elevation. WC. Hand basin. Laminate flooring.

**Bathroom** 2.89 x 2.55m Window to rear elevation. Radiator. Bath incorporating a shower with jets. WC. Vanity unit.

**Bedroom 1** 4.13 x 3.25m Window to rear elevation. Radiator. Marble ornamental fireplace.

**Bedroom 2** 4.07 x 4.00m Radiator. Partly glazed double doors to front elevation and "Juliette" balcony.

### **On the Second Floor -**

**Landing** Window to east and south elevations. Radiator. Wood flooring. Galleried ceiling in the turret area.

**Bedroom 3** 4.56 x 4.12m Laminate flooring. Window to front elevation. Sloping ceiling. Radiator.

**Bedroom 4** 3.93 x 2.50m Window to rear elevation. Ornamental marble fireplace. Laminate flooring. Radiator. Sloping ceiling.

**Shower Room** 3.07 x 2.25m Sloping ceiling. window to rear elevation. Shower with jets. WC. Vanity basin with mirror and light over. Radiator.

**In the Basement -**

**Games Room/Boiler Room** Double doors to garden. Utility area with boiler.

**OUTSIDE :**

**Attached Garage** 8.03 x 5.20m Concrete floor. Garage door to north and pedestrian door to front and east elevations.

**Detached House constructed of block and brick under a slate roof comprising :**

**On the Ground Floor -**

**Entrance Hall** Stairs to first floor.

**Room 1** 4.84 x 3.85m 3 windows to front elevation. Concrete floor.

**Cloakroom** Toilet.

**Room 2** 4.58 x 2.76m

**On the First Floor -**

**Landing** Velux window to east elevation. WC.

**Bedroom 1** 4.30 x 2.72m Window to front elevation.

**Bedroom 2** 4.67 x 4.29m Window to front and east elevations. Ornamental fireplace.

**Bedroom 3** 4.72 x 4.09m Window to east and west elevations.

## **OUTSIDE :**

**Attached Garage** 5.13 x 3.06m Double wooden doors. Concrete floor.

The garden surrounds the property on all sides and is part walled with an access to the east and another via double wrought iron gates to the south. The garden is laid to lawn with mature hedges and trees. There is a raised terrace to the side of the main house.

## **ADDITIONAL INFORMATION :**

Mains water, drainage and electricity are connected. There is a telephone line, but not currently in use. Oil fired central heating and hot water with additional heating being provided via a wood burner. Double glazed windows.

## **FINANCIAL DETAILS :**

Taxes Foncières : 793€ per annum (2021)

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€139,500

## Key Information

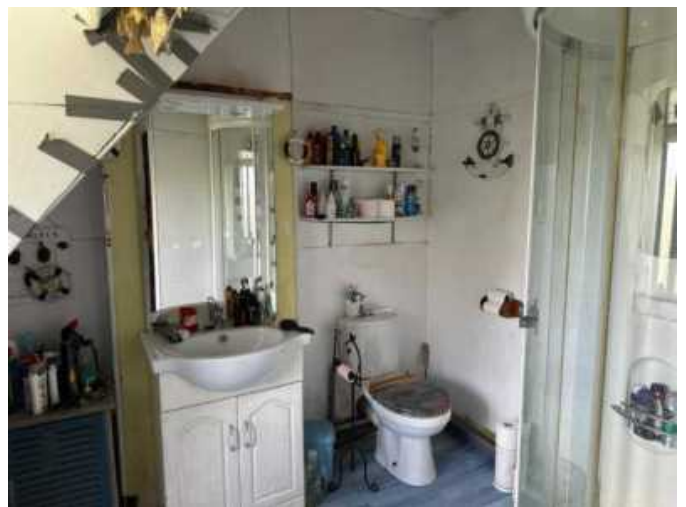
Internal Area:	123 sqm
Land Area:	0.28 ha

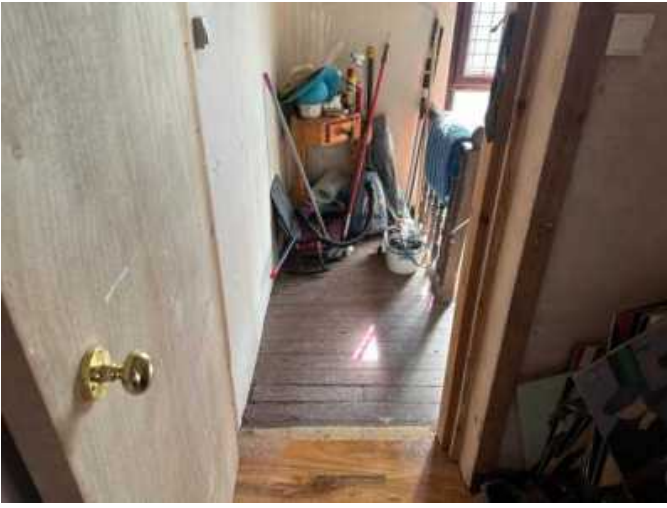
## Location: Normandy



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