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Townhouse for sale in Orne - VIRTUAL TOUR

Tinchebray , Orne , Normandy



€139,500

inc. of agency fees

3 Beds 2 Baths 85.54 sqm 0.06 ha

Pretty semi-detached renovated 3 bedroom cottage This pretty property benefits from a kitchen, bathrooms, wiring, woodburner and electric...

At a Glance

Reference MFH-NORF01967
Bed 3
Land 0.06 ha

Near to Tinchebray
Bath 2
Pool No

Price €139,500
Hab.Space 85.54 sqm
Land Tax N/A

Property Description

Pretty semi-detached renovated 3 bedroom cottage

This pretty property benefits from a kitchen, bathrooms, wiring, woodburner and electric radiators that are all less than 4 years old. There is a pretty enclosed garden to the front and rear of the property and a large

detached barn.

The property is located in Orne in the Normandy region of France. The closest airport is Deauville Airport (99 km) also within reach are Dinard Airport (100 km), Rennes Airport (101 km), or Angers Airport (128 km). The UNESCO Heritage site of Mont St Michel is 58 km away and the coast at Granville is about 1 1/2 hours' drive. It is about 25 minutes to a 9 hole golf course Golf De Bagnoles - Route de Domfront at Bagnoles sur Orne. The ferry ports are within easy reach - 1 hour to Caen Ouistreham, 4 1/2 hours to Calais, 2 1/2 hours to Le Havre port or Cherbourg. It is about 2 hours 15 mins to Paris by train. The pretty village of Chanu is about 4 km away. More extensive facilities can be found in the town of Tinchebray (8km), which is a 15 minute drive and the town of Flers (10km) with a swimming pool, bowling, restaurants, shops and schools or Vire (15 minutes drive).

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

Porch.

Lounge/Dining Room 5.74 x 5.69m Partly glazed door and window to front and glazed door to rear elevations. Wood flooring. Door to stairs to first floor with cupboards under. Granite fireplace with woodburner. Exposed beams and stone walls. Radiator. Opening to:

Kitchen 3.36 x 2.42m Window to rear elevation. Exposed stone wall and beams. Range of matching base units with worktops and tiled splashback over. Double stainless steel sink with mixer tap. Built-in fridge/freezer, oven and 4-ring hob with extractor hood over. Built-in dishwasher.

Shower Room 2.61 x 1.94m Tiled floor and mainly tiled walls. Vanity unit with mist free mirror and light over. Suspended WC. Heated towel rail. Large shower. Cupboard with space and plumbing for washing machine. Hot water cylinder. Inset spotlights.

On the First Floor -

Landing Exposed stone wall. Window to front elevation. Wood flooring. Inset spotlights.

Bathroom 3.22 x 1.35m Exposed stone wall. Extractor fan. Inset spotlights. Wood flooring. Half tiled walls. WC. Vanity basin. Heated towel rail. Bath with shower attachment.

Bedroom 1 4.02 x 2.37m (min) Window to rear elevation. Exposed stone walls. Wood flooring. Radiator.

Bedroom 2 3.69 x 3.59m Window to rear elevation. Radiator. Wood flooring. Built-in wardrobe.

Bedroom 3 4.53 x 2.08m Window to front elevation. Exposed stone walls. Wood flooring.

OUTSIDE :

Double wooden gates lead to gravel seating area and front garden with flower and shrub borders. Open-fronted wooden log store. In the rear garden, there is a large patio and gravelled area with mature hedges, flower and shrub borders. Ornamental pond. Outside tap. Well water pump used for watering the garden.

Detached 2-storey Barn used for storage. Power and light. - **Room 1** 5.00 x 2.76m Pedestrian door. Window to rear elevation. Stairs to first floor. **On the First floor:** 3.43 x 2.76m Used as a hobby room. Steps up to storage area 5.63 x 3.43m 2 skylights to rear elevation. **Room 2** 5.56 x 4.97m 3 windows. Pedestrian door to front elevation. Used for storage.

There is a separate area of partly walled garden laid to lawn with flower and shrub borders. Polytunnel and raised vegetable beds. Decking area.

ADDITIONAL INFORMATION :

Mains drainage, water, electricity and telephone are connected. Fibre optic internet. Double glazed windows. Heating is provided by a woodburner and electric radiators.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 500€ per annum

Taxe d'habitation : Means tested

Asking price : 139,500€ including Agency fees of 9,500€. In addition the buyer will pay the Notaire's fees of 10,900€

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

Estimated annual energy costs of the dwelling 1 110€ to 1 560€ per year

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries).

Information on the environmental risks to which this property is exposed is available with us or on the Géorisques website: www.georisques.gouv.fr

Property Ref : SIF - 001967

Summary

Property type:	Town house
Bedrooms:	3
Bathrooms	2
Price	€139,500

Key Information

Internal Area:	85.54 sqm
Land Area:	0.06 ha

Location: Normandy



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C. BAUER – Sunday Times

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