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Countryside house for sale in Orne - VIRTUAL TOUR

La Ferté-Macé , Orne , Normandy



€240,000

inc. of agency fees

6 Beds 320 sqm 0.21 ha

Detached family house which has been used as a B&B with 4 letting rooms The property is in good order throughout and offers comfortable...

At a Glance

Reference	MFH-NORF01691	Near to	La Ferté-Macé	Price	€240,000
Bed	6	Pool	No	Hab.Space	320 sqm
Land	0.21 ha			Land Tax	N/A

Property Description

Detached family house which has been used as a B&B with 4 letting rooms

The property is in good order throughout and offers comfortable living accommodation. The roof was replaced in 2012 and loft insulation and a pellet burner were added in 2021. In the past there have been 4

letting rooms - 2 with en-suite bathrooms and 2 with a shared bathroom. There is plenty of parking and a pretty, mature garden.

The property is situated in a quiet rural hamlet about 8 km from the renowned Spa town of Bagnoles-de-l'Orne with its healing thermal waters, open daily from March to October, golf course, lake and restaurants. For the gambling enthusiast there is a casino and a racecourse. The centre piece is its lake which is surrounded by elegant buildings, the most commanding of which is the casino. Across the lake is a park with a wood surrounded racecourse. The town is overlooked by the Rock of the Dog from where you can obtain spectacular views of the lake and surrounding countryside. The medieval town of Domfront (24 km), and La Ferté-Macé (9 km) are a short drive away. The famous Normandy Beaches are approximately 1 1/2 hours away and the UNESCO world heritage site of Mont Saint Michel is a couple of hours' drive. There is a 95 hectare lake, Lake Rabondanges, a short distance away where you can, in the summer, waterski, canoe or enjoy a cruise.

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THE ACCOMMODATION COMPRISES :

On the Ground Floor -

Kitchen/Breakfast Room 4.72 x 3.90m Window to front elevation. Glazed double doors opening onto terrace. Range of matching base and wall units including display unit and wine rack. Space and plumbing for dishwasher. Built-in oven and 4 ring hob (3 gas and 1 electric) with extractor hood over. Space and plumbing for washing machine. Worktops and tiled splash-backs. Radiator. Tiled floor. Exposed beams.

Utility Area 3.34 x 2.84m Tiled floor. Radiator. Base and wall units. Work surfaces. Space for free standing fridge/freezer. Ceramic sink. Space and plumbing for washing machine. Door to basement.

Rear Hall Stairs to first floor. Tiled floor. Door to garage.

Boiler Room Hot water cylinder. Tiled floor. Boiler.

Study 3.84 x 3.12m Window to front elevation. Tiled floor. Radiator. Exposed beams. Inset spotlights. Part wood panelled walls. Telephone socket. Arch to:

Dining Room 5.84 x 5.06m 3 radiators. Glazed double doors and window with seat under to front elevation. Tiled floor. Exposed beams. Arch to:

Cloakroom Window to rear elevation. Pedestal basin. Part wood panelled walls. Tiled floor. Cupboard housing fuse board and coat hanging space.

Toilet Tiled floor. Obscure glazed window to rear elevation. WC. Part wood panelled walls. Exposed beam.

Lounge 5.90 x 5.20m Window and glazed door and side panel to front elevation. 2 radiators. Tiled floor. Display recess with shelving. Exposed beams. Granite fireplace with pellet burner. Window seat.

Guest Lounge/Breakfast Room 6.18 x 5.90m Tiled floor. Window to side, window and glazed door and side panel to front elevation. Exposed beams. 3 radiators. Granite fireplace. Stairs to first floor. Display recess with shelving. Central heating thermostat.

On the First Floor -

Landing 6 windows to rear elevation. 2 radiators. 2 hatches to loft. Airing cupboard with radiator. Built-in wardrobe.

Bedroom 1 4.08 x 3.56m Double aspect. Built-in wardrobe. Radiator.

Laundry Room 4.18 x 2.24m (ideal to create en-suite or dressing room) Window to front elevation. Radiator.

Bedroom 2 5.28 x 3.24m (max) Window to front elevation. Radiator. Recess with hanging rail and shelf.

Bedroom 3 5.23 x 3.26m Glazed double doors to front elevation opening onto balcony. Radiator.

Bedroom 4 5.27 x 3.59m Glazed double doors to front elevation opening onto balcony. Radiator. Door to:

En-Suite Bathroom 3.78 x 2.95m Window to front elevation. Heated towel rail. Vanity unit. Corner shower. Bath with mixer tap/shower fitment. WC.

Shower Room 3.37 x 1.46m Partly tiled walls and tiled floor. Radiator. Pedestal basin. WC. Large walk-in shower

Bedroom 5 4.84 x 3.71m Glazed double doors to front elevation and balcony. Radiator. Telephone socket. Door to bathroom.

Cloakroom Tiled floor. WC.

Bathroom 3.90 x 2.31m Window to front elevation. Radiator. Tiled floor. Bath with mixer tap/shower fitment, screen and tiled surround. Twin vanity unit.

Bedroom 6 4.83 x 3.90m Glazed double doors to front elevation and balcony. Radiator. Door to:

En-Suite Shower Room 2.99 x 2.03m Window to rear elevation. Vanity unit. Radiator. Tiled floor and walls. WC. Large walk-in shower. Heated towel rail.

OUTSIDE :

Large drive giving parking for several cars and leading to:

Attached Garage 9.22 x 5.45m Wooden sliding door to front elevation. Concrete floor. Power and light. Oil storage tank. Electric meter. Hot water cylinder supplying hot water to kitchen.

Brick paviour **terrace** and gravel seating area.

Beautiful garden with mature hedging, trees and shrubs. Well (needs new pump). No garden to the rear of the house.

ADDITIONAL INFORMATION :

Mains water, telephone and electricity are connected. Oil fired central heating and a pellet burner. Drainage to a septic tank. Broadband internet connection. Single glazed windows.

FINANCIAL DETAILS :

Taxes Foncières : 1,600€ per annum

Summary

Property type:	Countryside house
Bedrooms:	6
Price	€240,000

Key Information

Internal Area:	320 sqm
Land Area:	0.21 ha

Location: Normandy



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