

A country home with every comfort, and attention to detail in the planning of this house



INFORMATION

Town:	Gouffern en Auge
Department:	Orne
Bed:	5
Bath:	3
Floor:	268 m2
Plot Size:	14440 m2

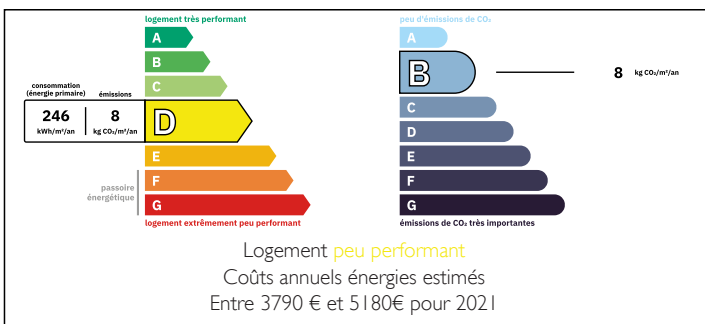


IN BRIEF

This beautifully built house in the Dive Valley has been constructed to the highest of standards with great attention to detail. This will make a spacious country retreat to entertain friends and family whilst you are in France to enjoy the most of the French countryside and lifestyle.

This 5 bedroom home with reception room and drawing room, and also a family rumpus room that can also be turned back into double garage. This house has so much space and set in the middle of historic Orne, there is so much to do and see. Double glazing throughout, and electric radiator heating, electric entry gates with intercom. This is a must see house.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Entering the property through the front door, you are in a spacious marble tiled antechamber (14m²) that has access to the stairs with wrought iron balustrades, and to the immediate left is a wash/powder room with lavatory. Access to the carpeted master bedroom (15m²) with built-in cupboards, and double french doors that open to the terrace, and its own ensuite (6m²) tiled with bath, bidet, basin. In front of the entrance/antechamber is double door access to the grand salon/living room (42m²) with open fireplace, tiled floors, built-in bookshelves for library section, four double doors that open onto terrace, with molded cornices, and access to dining room. There is a corridor from the entrance area that takes you past separate access to the formal dining room (15m²) also tiled with separate double doors out to terrace. On the opposite side of the dining room with access from corridor is a tiled office space (10m²). Continuing down the corridor you then enter the spacious, equipped, tiled kitchen (18m²) with double sink, built-in cupboards, and kitchen island, and bespoke double oven, electric hob cooker by Lecornu France, with copper trim, and copper trim rangehood. Off to the side of the kitchen is a separate laundry space (8m²) with built-in cupboards, and external door to exterior. There is then access to the double garage (38m²) with glass folding doors that is currently tiled with ceiling fans and used as informal...

LOCAL TAXES

Taxe foncière: 1548 EUR

Taxe habitation: EUR

NOTES