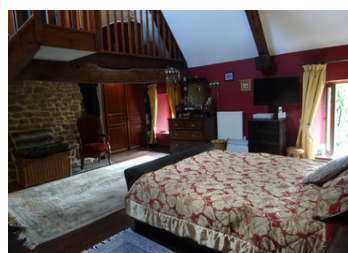


Stone longere oozing with character and original features, spacious, flexible accommodation. Income potential.



INFORMATION

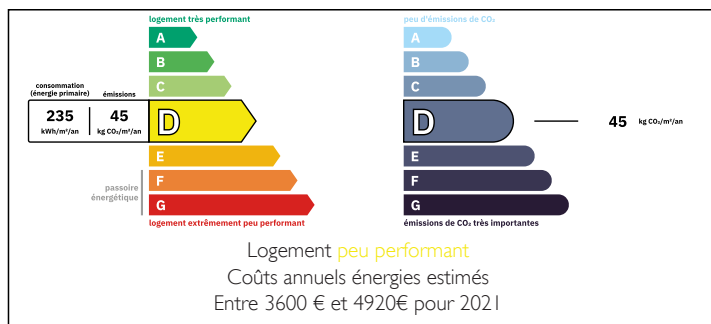
Town:	Athis-Val de Rouvre
Department:	Orne
Bed:	5
Bath:	4
Floor:	200 m2
Plot Size:	2585 m2



IN BRIEF

Fabulous five bedroom, four bathroom, character property with tons of potential, equally suited to those wanting a large family home, perhaps with the option of separate accommodation for a dependant relative, or equally suitable as a spacious holiday home. It's convenient location also lends itself perfectly for those seeking some income from a BnB/chambres d'hotels business as three of the bedrooms have en suite bathrooms. The large surrounding gardens are bordered by hedges, giving a degree of privacy.. Situated just a short drive from all amenities, including mainline station, (Paris 2 hours) and close to the stunning countryside of the Suisse Normandie region. 1 hour ferry at Caen.

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

Accessed via large wooden gates, the property is hidden away from the road.

Impressive, large entrance hall 15.5m² with stairs to first floor and a cloakroom with basin and wc.

Fabulous dual aspect sitting room 35m², with feature exposed stone walls, beams and fireplace with wood burning stove.

Inner hallway leading to,

Dining room 29m², again with exposed stone wall and beams.

Kitchen 14.5m², fully fitted and with a door to the rear garden. Walk in larder/utility area.

First floor;

Fabulous master suite comprising, Bedroom 1, 31m², spacious room with stairs to mezzanine level bathroom with original claw foot bath, shower, basin and wc.

Bedroom 2, 10m² with ensuite, shower, basin and wc.

Bedroom 3, 9.5m², with ensuite, shower, basin, and wc.

This floor has a large second sitting room, 31m², with original stone fireplace, independent exterior access and door to balcony.

second floor;

Bedroom 4, 11m²

Bedroom 5, 17m²

Bathroom with bath, basin and wc.

Outside, adjoining the house is a large stone building, currently used for storage, plus a boiler room.

LOCAL TAXES

Taxe habitation: EUR

NOTES