

Beautifully presented four bedroom stone house with attached two bedroom gite, outbuildings and lovely gardens

EXCLUSIVE

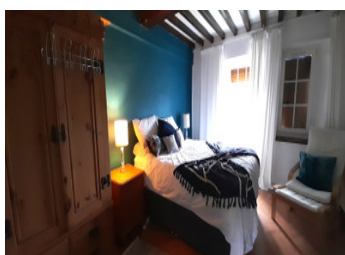
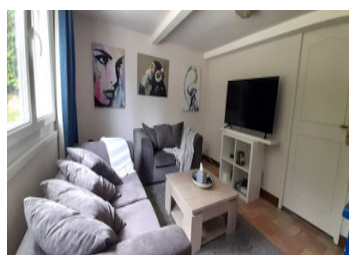


INFORMATION

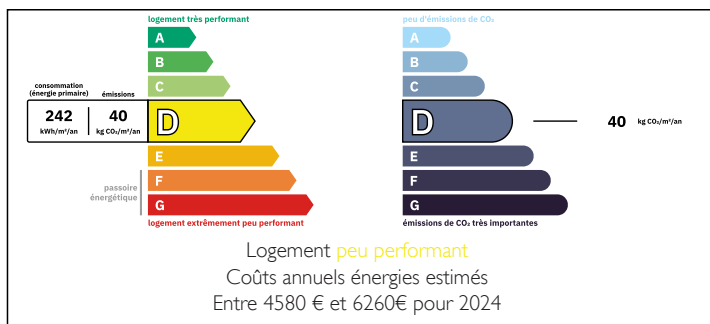
Town:	Athis-Val de Rouvre
Department:	Orne
Bed:	6
Bath:	6
Floor:	200 m2
Plot Size:	3100 m2

IN BRIEF

If you're looking for a ready to move into property with income potential, look no further, this spacious four bedroom house plus attached two bedroom gite is situated in a small hamlet in the beautiful Suisse Normandy area, just one hour from the ferry at Caen. It has a wealth of original features including exposed beams, stone walls, some original flooring and fireplaces, yet offers all the comforts of modern living, set in beautiful private gardens, featuring an above ground pool with decking around.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This super house, situated in a small hamlet of just four properties, offers an ideal opportunity for potential income with a lovely attached gite, perfect for holiday lets or independent family living. Extensive private gardens with super above ground pool and decking.

HOUSE

Versatile accommodation comprising,

Entrance with dining hall featuring exposed stone wall and arch to inner hall with staircase and access to;

Ground floor bathroom with modern fittings, bath, shower, basin and wc.

Double glass doors opening into the lovely sitting room 23m², with stone fireplace and wood burner, just perfect for cosy winter evenings.

Fully fitted dining kitchen 18m² with a range of modern units and built in appliances, door to the driveway and garden. There is a small utility area housing washing machine etc off the kitchen.

Dining room 13m², currently used as second sitting room, with access to adjacent storage/boiler room.

The stairs lead to a good size landing 14m², ideal as a small study area.

Master bedroom 15m² with ensuite shower room and door to terrace.

From the landing a few steps lead down to a corridor off of which you will find ,

Bedroom 13m²

Bedroom 16m² with feature fireplace.