

UNDER OFFER, village property, light, spacious, full of character and original features, large private garden.

EXCLUSIVE



INFORMATION

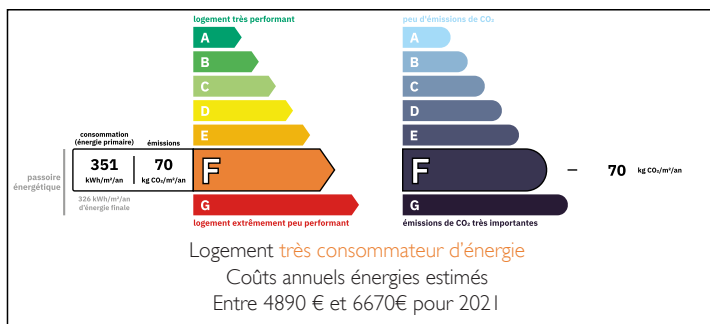
Town:	La Ferté Macé
Department:	Orne
Bed:	4
Bath:	3
Floor:	136 m2
Plot Size:	2006 m2

IN BRIEF

Deceptively spacious stone house, set in a lovely large, private garden. Just full of character with a feature fireplace, exposed beams and original floor tiles, this house, with it's flexible accommodation planned over three floors, is equally suitable as a permanent family home, or a great holiday retreat.



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 foncière: 229 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Feature wrought iron gates give access to the front of the house, where you enter directly into the

Large dual aspect sitting, dining, reception room, 40m², with door to the rear garden. Feature fireplace with wood burning stove, exposed beams, original tiled floor and open staircase.

Fitted dining kitchen 15.5m² door to

Inner hall giving access to

Large pantry/larder, bathroom with bath and basin, separate wc and door to utility/boiler room with access to the garden.

The staircase from the main reception room leads to a landing and three good size bedrooms, 19.5m², 11m² and 9m², the smaller of which has a small balcony overlooking the rear garden. Bathroom with shower, basin and wc.

A further staircase leads to the large overall second floor, currently used as an occasional bedroom, sitting room and office space and benefits from a shower room and wc. The flexibility of this space would suit a variety of uses, a teenage bedsit, visitor accommodation or an artist studio.

Outside, there is a parking space, terrace and garden area to the front of the property, whilst to the rear, there is a lovely covered terrace adjoining the house overlooking the large private garden with lawns, flower beds and fruit trees.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>