

Amazing opportunity to own two beautifully presented houses, lake and barns set in 1.5 ha - Business potential

EXCLUSIVE



## INFORMATION

Town: Gandelain

Department: Orne

Bed: 4

Bath: 2

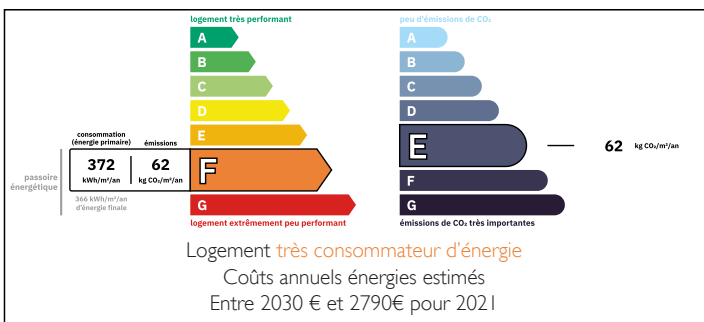
Floor: 160 m<sup>2</sup>

Plot Size: 15322 m<sup>2</sup>

## IN BRIEF

Huge potential to acquire a country home with a second house ideal for a gite or guest accommodation, both properties have been redecorated and modernised throughout including new kitchens and bathroom. Beautiful rolling landscaped gardens leading to a lake of approximately just over an acre. Plenty of barns for storage and all conveniently situated just 15 minutes from the historic town of Alençon.

## 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

The property is approached through double gates which leads to a driveway with plenty of parking. As soon as you arrive you can take in the views of the garden and open country views beyond.

The main house has been modernised throughout and has two bedrooms and benefits from gas central heating.

Hall - 4.4 x 1.4

Lounge/Dining Room – 5 x 5.7

Kitchen – 3.4 x 3

Shower Room – newly installed shower sink and wc

Bedroom 1 – 2.6 x 3.4

Bedroom 2 – 4.4 x 3

Laundry Room – 3 x 3

Attic - There is ample room to extend in the attic to create additional rooms if required.

The second house also has two bedrooms and a large living space featuring a newly installed kitchen and wood burning stove, large double doors flooding the room with natural light and providing fabulous views of the lake and gardens.

Living Room/kitchen 7 x 6.5

Bedroom 1 – 3 x 4.5

Bedroom 2 – 3.1 x 3.6

Shower Room with separate toilet

Perfect for a gite, easily accessible with good transport links.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES