



Ref: A38027CRB61 Price: 304 950 EUR

agency fees included: 7 % TTC to be paid by the buyer (285 000 EUR without fees)

Beautiful and spacious stone family home, with an annex appartment/air b&b/gîte, land and barn for horses.



INFORMATION

Town: La Ferté Macé

Department: Orne

Bed: 5

Bath:

Floor: 250 m² Plot Size: 5000 m²















IN BRIEF

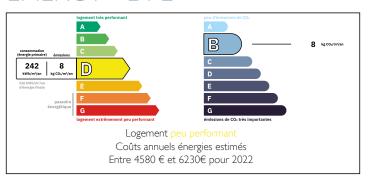
Beautiful and spatious granit stone home, for a family or gîte, with a living-room cathedral ceiling and a huge wood-fireplace, 5 bedrooms, 3 bathrooms and I shower room, land surrounding the property 5.000m2 /0,5ha, 2 boxes for horses, outdoor terrace, 30m2 garage with electric door.

Annex/independant studio (64m2) (offers an air b&b possibility) has a big living-room open to a fitted kitchen, one bedroom and shower/wc room, terrace and direct access to the back garden.

In Normandy 3 km from the local amenties, spa town Bagnoles de l'Orne, golf club, riding club, Casino, lake and forest nearby.

A property with a lot of potential!

FNFRGY - DPF



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.



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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The main property has a beautiful modern fitted Kithen, lots of sorage space, with a big wood and peletes burner, direct acces to the back yard and the garage.

At the groud floor the living room with his amazing cathedral roof and wood beams opens to a huge-open wood-fireplace and invites you to spend time with family and friends.

At the ground floor one bedroom, with storage space , modern shower room with a double sink, separate wc. Tiles on the floor.

At the I st floor /mezzanine, open to the living-room, a second living-room/ library or a play area, 4 bedrooms, and 3 bathrooms and 3 toillets room, an open dressing area and an office space.

The adjoining one bedroom annexe -house 64m2, can be used for additional incomming as a gîte, air b&b, or an accommodation for friends/ family.

The fitted kithen opens to a large living space, with direct access at the front and back yard. The bedroom has direct access at the shower wc room. The property has a new electric entrance gate,

Garage 30m2, with electric door, sink, and lots of storage.

directly from the departmental road.

If you are looking for a family spacious equestrian property or gîte, this property is for you!

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