

Ref: A40311DIB61

Price: 130 800 EUR

agency fees to be paid by the seller

Charming 4-room country house with land and outbuildings just 14 km from Alençon





INFORMATION

Town: La Roche-Mabile

Department: Orne

Bed: 3

2 Bath:

Floor: 108 m²

Plot Size: 2680 m²













IN BRIEF

SOLID SPACIOUS HOLIDAY RETREAT FOR ALL THE FAMILY.

This charming 4-room country house for sale near Alençon offers you the best of both worlds countryside tranquillity with stunning views over the Butte de Chaumont hill and only 14 km from Alencon.

Ideal as a family home, holiday retreat, or rental investment.

The ground floor features a spacious living-dining room with wood-burning stove, a fitted kitchen and bar, shower room, WC, and boiler room.

Upstairs are three bedrooms, a bathroom and access to a convertible attic.

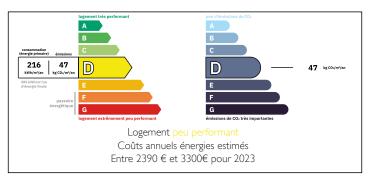
All set in a garden of approx. 400 m².

In addition - just across the road lies a beautiful laid out pasture (2,200 m²) with a 33 m² garage, 62 m² barn with two stalls and a wood storage.

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

HOUSE

Ground Floor

- Living / Dining Room (approx. 30 m²) A bright, welcoming space with fireplace and wood-burning stove, tiled floors, and a built-in bar for entertaining.
- Fitted Kitchen (approx. 20 m²) Includes oven, dishwasher, gas hob, and breakfast bar. Some signs of damp provide an opportunity for refreshing or modernising.
- Shower Room (approx. 7.5 m^2) Practical space with shower and washbasin.
- Separate WC
- Boiler Room / Utility Area Houses the oil-fired heating system and full tank, with direct street access.

First Floor

- Landing (approx. 17 m^2) An open space ideal for a reading corner or small lounge.
- Bedroom I (10 m^2) Ideal for guests or as a child's bedroom.
- Bedroom 2 (13 m^2) Spacious and bright, with French door opening onto the garden.
- Bedroom 3 this space can also be used as an office or study, perfect for working remotely or could be converted into a dressing room.
- Bathroom (3 m²) With bath and washbasin.
- Separate WC

Attic

- Large attic offering conversion potential, ideal for an additional third bedroom, hobby space, or studio. The roof is a slate roof and was replaced approximately 15 years ago.

OUTBUILDINGS & LAND

The house itself is set in a garden of approx. 400 m², perfect for outdoor dining or relaxing on a terrace. And just across a local road lies the second parcel, featuring:

- Garage (33 m^2) Space for one vehicle and storage.
- Barn (62 m²) Includes two stalls,...

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