

Magnificent architect-designed house of 145 m , built in 2010 and a beautiful plot of approximately 4900 m .



INFORMATION

Town:	Saint-Martin-d'Écublei
Department:	Orne
Bed:	3
Bath:	2
Floor:	145 m2
Plot Size:	4900 m2

IN BRIEF

This traditional architect-designed house of 145 m², combining Norman charm and modern comfort, was built in 2010.

Quietly situated at the end of a cul-de-sac, it boasts a magnificent landscaped garden of 4,900 m².

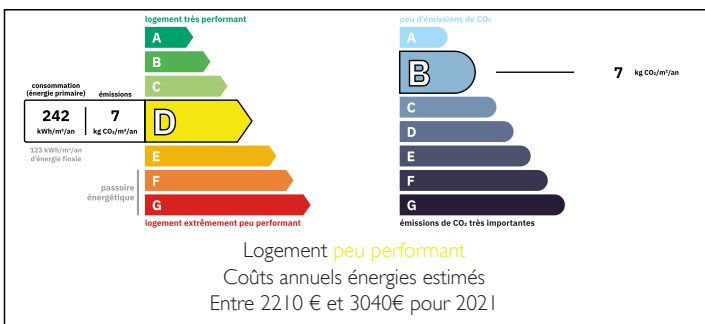
The property offers breathtaking views and includes a small pond.

It is close to a school, shops, and a pharmacy, and 10 minutes from L'Aigle and the train station.

The layout is harmonious: a spacious living room on the ground floor includes a fully equipped open-plan kitchen and a large adjoining veranda. There is also a large bedroom with an en-suite bathroom. Upstairs, there are two further bedrooms, a bathroom, and practical storage space. Outside, a lovely terrace and a large garage complete this property.

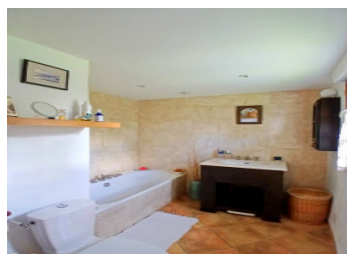


ENERGY - DPE



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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: 1503 EUR

NOTES

DESCRIPTION

This magnificent architect-designed house, built in 2010 in the Norman style, combines traditional charm with modern comfort.

At the end of a cul-de-sac, the entrance gate opens onto a meticulously landscaped garden, adorned with trees, shrubs, flowers, and a pond.

The breathtaking view, combined with the peace and tranquility of the surroundings, invites relaxation and well-being.

Shops, a school, and a pharmacy are just a few kilometers away.

The exterior of the house is captivating with its traditional and authentic features.

Inside, the house offers 145 m² of living space. The floors, covered with Provençal tiles, are heated by electric underfloor heating.

The spacious living room (57 m²), with a wood-burning stove, forms a beautiful whole with the open kitchen, which is equipped with all required modern appliances.

The bright 16 m² veranda forms a beautiful extension of this living space.

The windows all feature double glazing, and for complete blackout, they all have electrically operated roller shutters.

The master bedroom is accessed via a hallway with a toilet. It has an en-suite bathroom tiled in Roman travertine.

On the second floor are two bedrooms, a bathroom, and a large storage room of 26 m².

On the exterior of the house, we find a large covered patio with beautiful wisteria.

This patio is perfect for enjoying a delicious breakfast or dinner at sunset.

Furthermore, the property features a large, practical garage of 25 m².

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