

3-bedroom estate house with garden and full basement in La Ferté-Macé, close to schools and shops.

EXCLUSIVE

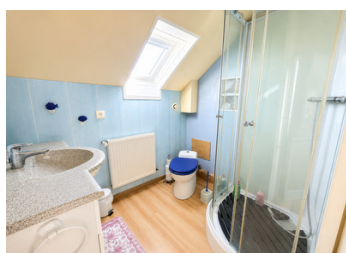


INFORMATION

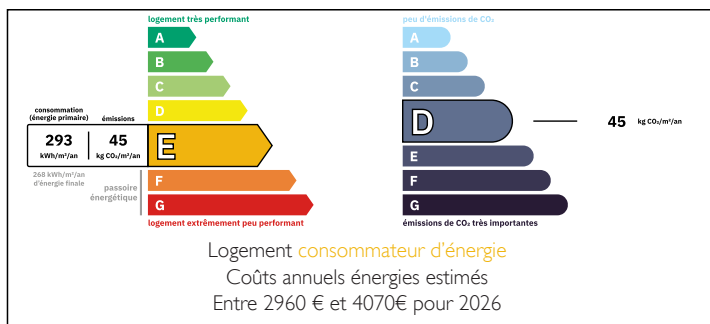
Town:	La Ferté Macé
Department:	Orne
Bed:	3
Bath:	2
Floor:	119 m2
Plot Size:	334 m2

IN BRIEF

119 m² family home with garden located in La Ferté-Macé, close to schools, shops, and amenities. The property features a bright living room, separate kitchen, and 4 bedrooms, including one in the converted basement with a kitchenette area — ideal for guests or independent living space. Garage and storage included. The house is in good overall condition, with recent gas central heating and a pellet stove. Some cosmetic updating is required. little garden



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

FOR SALE: LA FERTE-MACÉ, HOUSE WITH GARDEN

Located in La Ferté-Macé, this spacious 119 m² family home offers generous living space and great potential, set on a plot of approximately 334 m² with a garden.

The property comprises 9 rooms, including:

- * Ground floor: entrance hall, bright living and dining room, separate kitchen, one bedroom, shower room, and separate WC.
- * First floor: office/study, two bedrooms, and a shower room with WC.
- * Converted basement: a real asset to the property, featuring an additional bedroom and kitchenette area — ideal for a teenager, guests, or creating a self-contained living space — plus a garage and storage area.

The garden surrounds the house at the front, side, and rear, providing several pleasant outdoor areas. At the back of the property, a private and peaceful hidden space offers the perfect setting to enjoy sunny days, complete with a barbecue area and mature hedges for added privacy. A front gate further enhances the comfort and security of the property.

The house is in good overall condition, with recently installed windows and shutters. Only cosmetic updating is required to tailor it to your taste.

For comfort, the property benefits from a recent heating system combining mains gas central heating and a pellet stove in the main living area.

Convenient location: situated right next to schools and within immediate reach of shops and local amenities.

La Ferté-Macé is a lively town offering all essential amenities (shops, schools, services, and leisure

NOTES