



Bargain Pied à Terre in Village,

61330, Ceauce, Orne, Normandy

€44,950

Ref: 738

* Available * 4 Beds * 1 Bath * 120m2

You will find these two adjoining houses in the centre of the thriving village of Céaucé and they offer a great opportunity to live in one house whilst doing up the one next door. Céaucé is an active village with local shops.

- Good Active Village with Shops
- Horse riding and cycling
- Trains are close for Paris
- Sailing and Beach not far
- History from 1066 to WWII
- Horse Breeding Country
- Golf locally
- Ferry Ports Roscoff- St Malo- Cherbourg- Caen Ouistreham
- Walking and hiking
- Local Markets
- Tennis in most villages

Property Description

You will find these two adjoining houses in the centre of the thriving village of Céaucé and they offer a great opportunity to live in one house whilst doing up the one next door. Situated on the road between Ambrières-les-Vallées and Domfront-en-Poiraie, these houses boast some nice period features such as a fireplace, wattle and daub interior walls and oak staircases. The basic shells of the houses are reasonable but would benefit from double glazed windows, bathrooms and kitchens, wiring and heating to bring them up to a good standard. Once the work is completed, you would have two 2 bedroom cottages (with a small office or small room each) side by side and interconnecting for holiday use, main residence or rental. There is plenty of space to expand into both attics, subject to obtaining the relevant authorisations. There is some outside space at the rear with a little workshop also in need of renovation, not to forget a decent sized detached garden (450m²) nearby. Céaucé is an active village with local shops such as a bakery, 2 butchers, 2 bar/restaurants, 2 hairdressers, a pharmacy and a doctor. There is a fishing lake 500m from the centre of the village and you will enjoy discovering by foot, bicycle or canoe the Normandie-Maine natural park spanning over 250,000 hectares of beautiful scenery. Those interested in history will enjoy visiting the medieval town of Domfront (11km) and the picturesque village of Lassay-les-Châteaux (15km). Caen ferry port is only 110km away.

Surrounded by many famous tourist towns and sights, this area benefits from its central position for shopping and entertainment. Good connections for ferries and airports. Golf and tennis, local restaurants and markets everywhere. The coasts to the north and south west are always close in this part of France. This property would be an ideal lock up and leave weekend getaway or a forever home to discover South Normandy.

Gallery

