



3 bedroom detached house with garden and large garage,

61350, Orne, Normandy

€139,500

Ref: SIF-001474

* Available * 3 Beds * 105m2

3 bedroom detached house with garden and large garage This family house would be ideal for retirement or for a holiday home. It is surrounded by a manageable sized garden and has a large garage of approx. 50m2. A new all water septic tank was installed in 2019 and the hot water cylinder was replaced [...]

Property Description

3 bedroom detached house with garden and large garage

This family house would be ideal for retirement or for a holiday home. It is surrounded by a manageable sized garden and has a large garage of approx. 50m². A new all water septic tank was installed in 2019 and the hot water cylinder was replaced 2 years ago. Viewing is highly recommended.

The property is situated near a village with a small supermarket, boulangerie, chemist, butcher and other shops, schools and doctor's surgery. A local small market is held on Thursdays. The property is in the Manche area of Normandy. The closest airport is at Rennes (82 km) with Dinard Airport (88 km), Angers Airport (118 km), or Deauville Airport (118 km). The medieval town of Domfront and St Hilaire du Harcouët with all amenities are only a short distance away. The famous fortified church and UNESCO heritage site, MONT ST MICHEL, is only 40 minutes away and the port of ST. MALO a bit further along the coast. It is 1 hour 12 minutes drive from Saint-Lo (45 miles); 1 hour 19 minutes drive from Laval (45 miles) and 2 hours 38 minutes drive from Nantes (137 miles). The ferry port at Caen Ouistreham is 1 hour and 43 minutes drive and Cherbourg is 2 hours and 25 minutes.

THE ACCOMMODATION COMPRISES :

On the ground floor -

Conservatory 5.54 x 2.96m 2 half glazed doors and 2 skylights. Tiled floor. Glazed double doors to:

Kitchen/Dining Room 5.54 x 4.14m Tiled floor. Window to south elevation. Range of matching base and wall units including display unit. Double sinks with mixer tap. Exposed beams. Worktops and tiled splash-backs. Built-in oven and 4 ring induction/halogen hob with extractor over. Recess for microwave. Door to attached garage. Space for free standing fridge/freezer. Radiator. Stairs to first floor. Small pane glazed double doors to:

Lounge 5.82 x 5.66m Small pane glazed double doors to rear elevation. Window to conservatory. Radiator. Ornamental fireplace. Tiled floor.

Cloakroom Tiled floor. WC. Hand basin. Window to rear elevation.

Shower Room 2.77 x 1.68m Window to rear elevation. Vanity unit with mirror fronted cupboard and light over. Corner shower with jets. Inset spotlights. Exposed beam. Space and plumbing for washing machine. Hot water cylinder.

On the First Floor -

Landing Laminate flooring.

Shower Room 2.27 x 1.45m Laminate flooring. Velux window to rear elevation. Vanity unit with cupboards, mirror and light over. Large corner shower. WC. Sloping ceiling. Heated electric towel rail. Hatch to loft.

Bedroom 1 5.81 x 2.39m Window to front elevation. Laminate flooring. Convector heater. Sloping ceiling.

Bedroom 2 6.31 x 2.36m Window to front elevation. Convector heater. Sloping ceiling. Laminate flooring.

Bedroom 3 6.31 (max) x 1.53m Velux window to rear elevation. Laminate flooring. Convector heater. Sloping ceiling.

OUTSIDE :

Attached Garage 10.06 x 5.12m 2 windows to east elevation. Mezzanine storage. Wooden sliding door to front elevation. Concrete floor. Power and light.

Double wooden gates lead to gravel drive, garage, parking and turning area. Brick paved patio to the front of the house. The garden is laid to lawn with mature hedges, shrubs and flower borders. Patio. BBQ. Petanque.

SERVICES :

Mains electricity and water are connected. Telephone landline not in use. Electric heating. Drainage is to an all

water septic tank installed in 2019. Broadband internet connection believed to be available. Partial double glazing.

FINANCIAL DETAILS :

Taxes Foncières : 785€ per annum

Taxe d'habitation : € per annum

Asking price :

Property Ref : SIF - 001474

Gallery

