



Splendid Neo-Norman individual detached house with large garden,

61800, Orne, Normandy

€280,900

Ref: SIF-001629

* Under Offer * 4 Beds * 1 Bath * 155m2

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French Entrée 

Property Description

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The property was built in 2006 on a large plot of over an acre to a high specification benefitting from oak windows, internal doors, skirting boards, etc. The windows are double glazed with electric shutters and there is programmable electric heating and a woodburner. The rooms are light and airy and there is a downstairs bedroom with en-suite shower room. Outside there is a detached garage with attached car port and a garden shed. A large patio offers views over the garden and the fields behind. Viewing is highly recommended.

The property is located in Orne in the Normandy region of France. The closest airport is Deauville Airport (99 km) also within reach are Dinard Airport (100 km), Rennes Airport (101 km), or Angers Airport (128 km). The UNESCO Heritage site of Mont St Michel is 58 km away and the coast at Granville is about 1 1/2 hours' drive. It is about 25 minutes to a 9 hole golf course Golf De Bagnoles - Route de Domfront at Bagnoles sur Orne. The ferry ports are within easy reach - 1 hour to Caen Ouistreham, 4 1/2 hours to Calais, 2 1/2 hours to Le Havre port or Cherbourg. It is about 2 hours 15 mins to Paris by train. The pretty village of Lonlay l'Abbaye is about 6 km away. More extensive facilities can be found in the historic town of Domfront, which is a 15 minute drive and the town of Flers with a swimming pool, bowling, restaurants, shops and schools (about 10 minutes drive) or Vire (15 minutes drive).

THE ACCOMMODATION COMPRISES :

On the ground floor -

Entrance Hall Solid door to front elevation. Tiled floor. Exposed beams. Electric radiator. Stairs to first floor with storage area under.

Cloakroom Window to front elevation. Tiled floor. Fully tiled walls. WC. Electric radiator. Vanity unit with mixer tap, mirror and light over. Exposed beams.

Lounge 5.69 x 5.56m Partly glazed door to hall. Window to front, west, glazed door and window to rear elevations. Exposed beams. Tiled floor. 2 electric radiators. Raised inset wood-burner in curved surround. Partly glazed door to:

Dining Room 3.71 x 3.45m Glazed double door to rear patio and garden. Tiled floor. Electric radiator. Exposed beams. Partly glazed door to:

Kitchen 6.03 x 2.84m Partly glazed door and window to rear patio and garden. Tiled floor and walls. Range of matching base and wall units Worktops. Double ceramic sink unit with mixer tap. Space and plumbing for dishwasher. Built-in electric twin ovens with 8 rings over and extractor hood over. Partly glazed door to hall. Exposed beams. Space for American style fridge/freezer. Electric radiator.

Utility Room 3.08 x 2.85m Tiled floor and walls. Range of matching base and wall units. Worktops. Exposed beams. Space and plumbing for washing machine. Twin ceramic sinks with mixer tap. Cupboard housing electrics. Electric radiator. Door to:

Bedroom 1 3.48 x 3.24m Window to east elevation. Electric radiator. Tiled floor. Door to:

En-Suite Shower Room 4.82 x 2.13m Tiled floor and walls. Large walk-in shower. WC. Twin ceramic vanity unit with mixer taps, mirror and lights over. Electric towel rail. Cupboard housing hot water cylinder. Door to garden.

On the First Floor -

Landing Wood flooring. Electric radiator. Small window to front elevation. Airing cupboard with fitted shelves.

Study Area Wood flooring. Electric radiator. Exposed beams. Hatch to loft.

Main Bedroom 4.63 x 4.44m Window to front and rear elevations. 2 electric radiators. Wood flooring. Exposed beams. Door to:

En-Suite Shower Room 2.92 x 2.07m Tiled floor and walls. Large walk-in shower. Ceramic vanity unit with mixer tap, light and mirror over. WC. Electric radiator. Window to rear elevation. Exposed beams.

Bedroom 3 3.44 x 2.97m Wood flooring. Electric radiator. Window to rear elevation. Fitted wardrobe with sliding doors. Exposed beams. Door to:

En-Suite Shower Room 2.97 x 1.75m Large walk-in shower. Tiled floor and walls. Velux window to rear elevation. Twin ceramic vanity unit with mixer taps, mirror and lights over. Electric radiator. WC.

Family Bathroom 2.79 x 1.97m Tiled walls and floor. WC. Window to rear elevation. Twin ceramic vanity unit with mixer taps, mirror and lights over. Electric radiator. Bath with mixer tap/shower fitment.

Bedroom 4 4.44 x 3.54m Window to east elevation. Wood flooring. Electric radiator. Exposed beams.

OUTSIDE :

Detached Garage with window to rear elevation. Electric up and over door and pedestrian door. Loft store space over. Adjoining covered seating area.

Wide entrance leading to gravel turning and parking area for several cars.

Large area of lawn to the front of the property with mature hedges and trees. The secluded garden to the rear is laid to lawn with large patio and vine covered pergola. Superb views of the valley and surrounding countryside.

SERVICES :

Mains water and electricity are connected. Drainage to an all water septic tank which serves both properties. Electric heating and woodburner.

FINANCIAL DETAILS :

Taxes Foncières : € per annum

Taxe d'habitation : Means tested

Asking price : 370,000€ including Agency fees of 20,000€. In addition the buyer will need to pay the Notaire's fees of 26,000€.

Gallery

