



Superb 4 bedroom barn conversion with open plan living space and swimming pool,

€304,000

Ref: SIF-001749

61350, Orne, Normandy

* Available * 4 Beds * 1 Bath * 185m2

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French Entrée 

Property Description

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The house was renovated about 10 years ago and is well presented, with light and airy rooms and high ceilings. It combines the charm and character of an old property with all modern conveniences and a superb open plan living space. The swimming pool was installed about 10 years ago and is heated with an electric pump. There is a filter and electric safety cover. Viewing is highly recommended.

The property is near the village of St Fraimbault which has a local bar, restaurant, boulangerie and small supermarket. The village lake has a café and boating activities. Within 15 minutes drive is the medieval town of Domfront with its many shops, supermarkets along with local restaurants and historical points of interests. La Ferte Macé, 15 mins away, has its own man-made beach and all amenities, as does Gorrion (12 km) with hypermarket and all other facilities. The closest natural beach is in the Baie of Mont Saint Michel (approx. 80 km). The property can be easily accessed the ferry port at Caen Ouistreham is about 1 1/2 hours drive. Calais is about a 5 hour drive. The TGV train can be reached at Laval which is about 60 km.

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THE ACCOMMODATION COMPRISES :

On the ground floor -

Open Plan Lounge/Dining Room/Kitchen:

Kitchen Area 6.86 x 3.21m Glazed door and side panel to front and window to rear elevations. Tiled floor. Exposed beams. Radiator. Range of matching base and wall units including display wine rack. Built-in dishwasher. Stainless steel sink with mixer tap. Built-in oven and 4 ring electric hob with extractor over. Worktops and tiled splashback.

Dining Area 6.85 x 4.36m 2 radiators. Telephone socket. Wood flooring. Exposed beams. Stairs to first floor. Glazed double doors and side panel to front elevation.

Lounge Area 6.85 x 4.82m Wood flooring. 2 radiators. Glazed door and side panel to front elevation. Exposed beams. Granite fireplace with raised hearth and woodburner.

Utility Room 4.18 x 1.73m Tiled floor. Range of base units. Wall cupboard. Space and plumbing for washing machine. Space for tumble dryer. Partly glazed door to rear and Velux window to front and rear elevations. Electrics. Radiator. Worktops and tiled splashback. Door to attached garage.

Cloakroom Tiled floor. Velux window to front elevation. Radiator. Pedestal basin. WC.

On the First Floor -

Landing Radiator. Velux window to rear elevation.

Master Bedroom 5.94 x 4.56m Window to front elevation. Radiator. Exposed beams. Inset spotlights. Built-in wardrobes to one wall. Door to:

En-Suite Bathroom 3.20 x 2.43m Skylight to rear elevation. Heated towel rail. Twin pedestal basins. WC. Built-in shelves. Shower. with jets. Bath. Tiled floor and walls.

Bedroom 2 5.26 x 2.28m Window to front elevation. Radiator. Wood flooring.

Bedroom 3 3.85 x 2.63m Skylight to rear elevation. Radiator.

Family Bathroom 3.04 x 1.86m Fully tiled. Bath with mixer tap. Pedestal basin. WC. Corner shower with jets. Heated towel rail.

Bedroom 4 4.33 x 2.92m Window to front elevation. Radiator. Wardrobes to one wall.

OUTSIDE :

Double wrought iron gates lead to gravel drive, parking and turning area.

Attached Garage 5.79 x 3.82m PVC up and over electric door. Concrete floor. Boiler and oil storage tank. Power and light.

The garden is laid to lawn with mature hedges and post and rail fencing. Outside tap. In-ground swimming pool with steps 12.00 x 6.00m Electric retractable solid cover. Terrace around with outside lighting.

Detached Old Bread Oven 3.84 x 3.41m Constructed of stone under a tiled roof. Concrete floor. Power and light.

SERVICES :

Mains water, telephone and electricity are connected. Oil fired central heating and woodburner. Double glazed wood framed windows with wood shutters. Drainage is to an all water septic tank.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 1,500€ per annum

Taxe d'habitation : Means tested

Asking price : 304,000€ including Agency fees of 19,000€. In addition the buyer will pay the Notaire's fees - 21,600€

Estimated annual energy costs of the dwelling between 2160€ and 2922€

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website:

www.georisques.gouv.fr (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

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Gallery

