

Charming four bedroom stone house with attached gîte, pool & gardens, perfect for family & guests.



INFORMATION

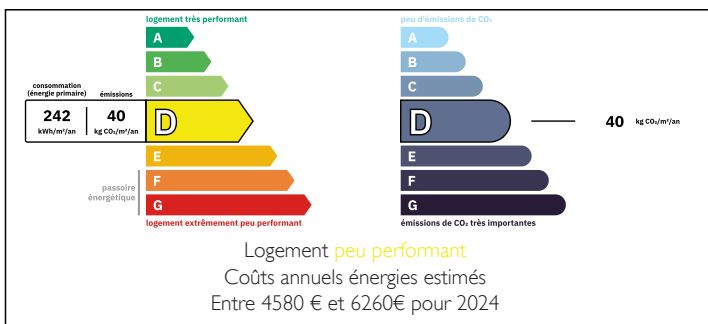
Town:	Athis-Val de Rouvre
Department:	Orne
Bed:	6
Bath:	6
Floor:	200 m ²
Plot Size:	3100 m ²



IN BRIEF

If you're seeking a move-in ready home with excellent income potential, this beautifully presented 4-bedroom stone house with attached 2-bedroom gîte could be the perfect fit. Nestled in a peaceful hamlet in the stunning Suisse Normande, just an hour from the Caen ferry, the property combines charm and convenience. Brimming with character, it boasts exposed beams, stone walls, original fireplaces and flooring, all enhanced by modern comforts. Versatile accommodation, the highlight being the stunning master suite, offering a vast bedroom, dressing room and ensuite bathroom. Set within private landscaped gardens, it also features an above-ground pool with surrounding decking — ideal for family living or holiday rentals.

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

This delightful property, tucked away in a quiet hamlet of just four homes, offers a wonderful opportunity for both family living and income generation. With a spacious 4-bedroom main house and an attached 2-bedroom gîte, it is perfectly suited for holiday rentals or independent accommodation for guests or extended family. The property is set in extensive private gardens, complete with a superb above-ground pool and decking, providing the perfect backdrop for relaxed country living.

The Main House

The accommodation is both versatile and full of character, blending period charm with modern comfort.

Entrance / Dining Hall with exposed stone wall and arched opening to the inner hall and staircase.

Ground Floor Bathroom with modern fittings including bath, shower, basin and WC.

Sitting Room (23m²) with stone fireplace and wood burner, a cosy retreat for winter evenings.

Fully Fitted Dining Kitchen (18m²) with modern units, built-in appliances and access to the driveway and garden. A utility area off the kitchen provides extra storage.

Dining Room (13m²) currently used as a second sitting room, with access to an adjacent storage/boiler room.

Upstairs, a large landing (14m²) offers space for a study area.

Master Bedroom (15m²) with ensuite shower room and door to a private terrace.

Two Further Bedrooms (13m² & 16m²), one with feature fireplace.

LOCAL TAXES

Taxe habitation: EUR

NOTES