

Beautiful and spacious stone family home, with an annex apartment/air b&b/gîte, land and barn for horses.



## INFORMATION

Town:	La Ferté Macé
Department:	Orne
Bed:	5
Bath:	4
Floor:	250 m <sup>2</sup>
Plot Size:	5000 m <sup>2</sup>

## IN BRIEF

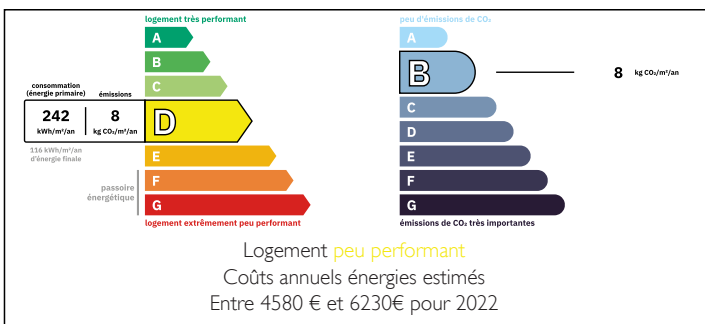
Beautiful and spacious granite stone home, for a family or gîte, with a living-room cathedral ceiling and a huge wood-fireplace, 5 bedrooms, 3 bathrooms and 1 shower room, land surrounding the property 5.000m<sup>2</sup> /0,5ha, 2 boxes for horses, outdoor terrace, 30m<sup>2</sup> garage with electric door.

Annex/independent studio (64m<sup>2</sup>) (offers an air b&b possibility) has a big living-room open to a fitted kitchen, one bedroom and shower/wc room, terrace and direct access to the back garden.

In Normandy 3 km from the local amenities, spa town Bagnoles de l'Orne, golf club, riding club, Casino, lake and forest nearby.

A property with a lot of potential!

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The main property has a beautiful modern fitted Kitchen, lots of storage space, with a big wood and pellets burner, direct access to the back yard and the garage.

At the ground floor the living room with his amazing cathedral roof and wood beams opens to a huge-open wood-fireplace and invites you to spend time with family and friends.

At the ground floor one bedroom, with storage space , modern shower room with a double sink, separate wc. Tiles on the floor.

At the 1 st floor /mezzanine, open to the living-room, a second living-room/ library or a play area, 4 bedroom, and 3 bathrooms and 3 toilets room, an open dressing area and an office space.

The adjoining one bedroom annexe -house 64m2, can be used for additional incomming as a gîte, air b&b, or an accomodation for friends/ family.

The fitted kitchen opens to a large living space, with direct access at the front and back yard. The bedroom has direct access at the shower and wc room.

The property has a new electric entrance gate, directly from the departmental road.

Garage 30m2, with electric door, sink, and lots of storage.

If you are looking for a family spacious equestrian property or gîte, this property is for you!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>