

Charming, spacious family property with pool, terrace, garden, 2 garages airB&B rooms, independant gite



INFORMATION

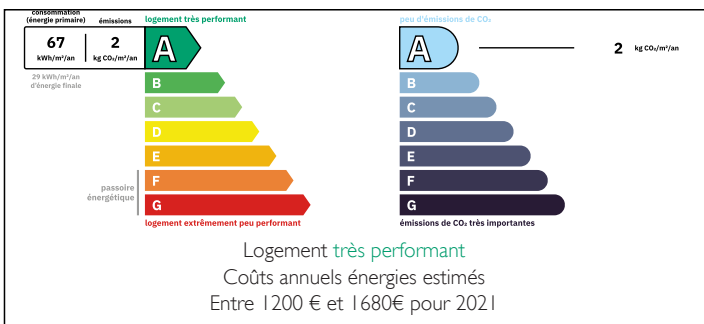
Town:	La Ferté Macé
Department:	Orne
Bed:	6
Bath:	4
Floor:	230 m2
Plot Size:	1408 m2



IN BRIEF

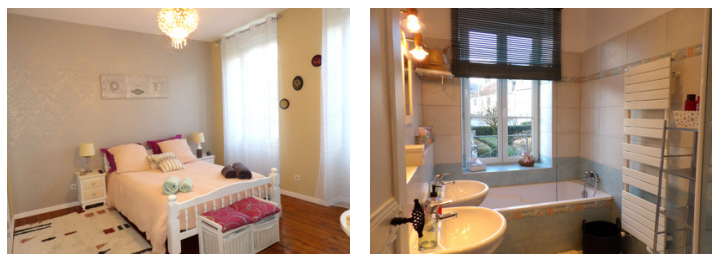
Located in the heart of the historic/market town, this charming property with pool and garden has the convenient of being within walking distance of all amenities, schools, restaurants, bars, hospital. Close to spa town Bagnoles de l'Orne, Casino, Golf Club, Horseriding Club, forest and lake, ideal for lovers of countryside walks, cycling (near "velo bocage" cycle route) and outdoor activities. This property makes a perfect permanent residence, holiday home, or a rental investment air B&B/gite.

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

A unique town property, offering flexible accommodation, outdoor space, pool and excellent access to both countryside and transport links to the coast ferry, Caen and Paris by train!

GROUND FLOOR

Two separated main doors.

Large entrance hall.

Fitted kitchen with direct access to the wood terrace!

A large living room, dining room, and the second living room with original woodburner "cheminée" in marble and the bow-window!

An office room.

One bedroom with shower and toilet.

Original oak staircase leading to the upper floors.

FIRST FLOOR

Two communicating bedrooms (air B&B), third master bedroom with his private shower and toilet room and a large dressing room.

A second bathroom with bath, shower and a double sink, and separate toilet room.

An open space to work or a snacking corner!

SECOND FLOOR

Two bedrooms, shower room and separate toilet.

The property has a central vacuum system on all floors with collection bag in the basement.

OUTSIDE SPACE

Barn/gite works to finish

2 garages and parking place in front of the barn/gite with separate access!

1408 m² land

Wood terrace

Pool with separate heating system and plant-filtered water (chlorine free).

Cellar housing the heating system and a big storage space.

Reversible ground-source heat pump and Diagnostics class level A!

LOCAL TAXES

Taxe habitation: EUR

NOTES