

Character stone House in an idyllic countryside setting with stunning views. versatile accommodation.



INFORMATION

Town:	Rânes
Department:	Orne
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	4900 m2



IN BRIEF

Tucked away at the end of a peaceful country lane within a charming hamlet, this rare and characterful four-bedroom stone house enjoys beautifully landscaped gardens and breathtaking views across the surrounding countryside.

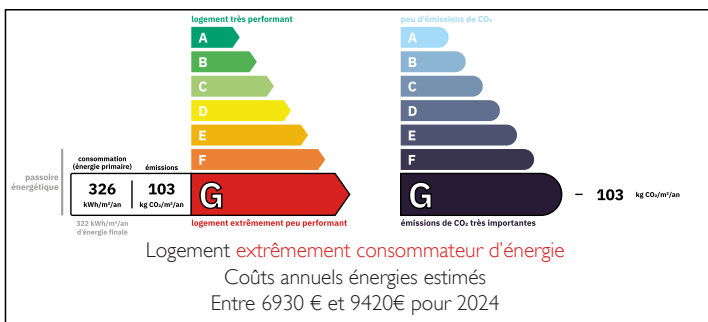
An outstanding feature of the property is the sitting room, boasting a cathedral ceiling and galleried mezzanine with balcony. Rich in charm and original character, the sitting room is divided from the dining room by an impressive original fireplace, creating a warm atmosphere ideal for both family living and entertaining.

The ground floor also has a kitchen, office, bedroom, bathroom, utility rooms and a workshop, providing excellent flexibility for modern living, hobbies, or home working.

Upstairs, there is a principal bedroom, two further interconnecting bedrooms, and a family bathroom.

Outside, there is a large terrace overlooking the mature gardens, a detached building with original

ENERGY - DPE



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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 foncière: 809 EUR

NOTES

DESCRIPTION

This exceptional property is ideally suited to family living or as a spacious holiday home. In need of some general updating and refreshing to personal taste, the accommodation is bright and spacious, offering a certain amount of flexibility.

Lounge 28m², dual aspect with stunning cathedral ceiling and mezzanine with balcony overlooking the the main sitting area, ideal as a library, quiet sitting area or for musicians, a small concert space perhaps? Large patio doors open onto the terrace and BBQ area.

Dining room, 20m², dual aspect with feature stone fireplace and French doors to the terrace.

Office, 10m², accessed via the lounge, an ideal space for working from home.

Kitchen, 17.5m², dual aspect, fully fitted with a range of units and appliances, space for small dining table and door to the terrace.

Corridor leading to ;

Bedroom, 12m², fitted wardrobe and view over the garden.

Bathroom with walk-in shower and basin, seperate wc.

This area has an external door giving independent access if required.

At the other end of the ground floor is a large utility/second kitchen area, boiler room, cave and workshop.

Upstairs;

Three bedrooms, 12m², 9m², 9m², two of which are interconnecting, ideal for children. Bathroom with shower, basin and macerater wc.

Outside;

Detached building with original bread oven, offering two ground floor rooms, 18m² and 12m², with large overall attic space, ideal games/teenagers room. There is also a detached garage with private access and a further garden building incorporating shed and woodstore.