

Beautiful Normandy Granite House with 1 Hectare of Land, Large Garage & Outbuilding



INFORMATION

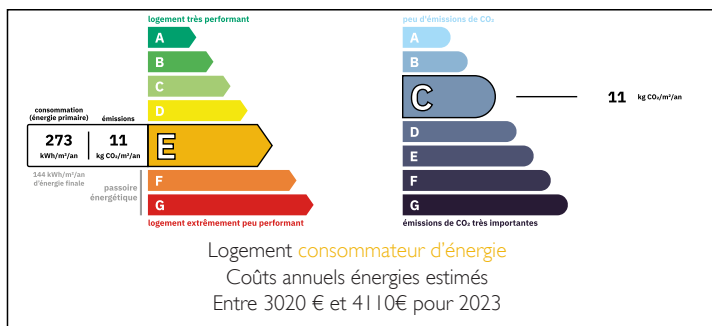
Town:	La Ferté Macé
Department:	Orne
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	10381 m2

IN BRIEF

Nestled in a peaceful countryside of a normandy town, a few minutes from the spa/casino in Bagnoles-del'Orne, this Normandy granite house offers 130m2 of comfortable living space and 10381m2 of land (possibility to build a pool). The property is enclosed has trees and fruit trees, a large garage for camping car/workshop and barn.



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

Beautiful Normandy granite house with almost one hectare of land, large garage, workshop and outbuilding

Set within almost one hectare of mature grounds, this attractive Normandy home combines traditional charm with practical family accommodation. Built in granite with part timber-framed elevations and a tiled roof, the property also benefits from a bright 9m² conservatory, two wells, a large detached garage with workshop, an additional storage outbuilding and an external cellar.

The ground floor offers a welcoming 27m² living room centred around a large open fireplace, together with a kitchen, a bedroom, two bathrooms and the conservatory overlooking the garden.

Upstairs, a central landing leads to three further bedrooms, one of which benefits from a particularly spacious dressing room or home office. There is also a family bathroom and a separate WC.

Outside, the grounds extend to almost one hectare and are bordered by mature trees, creating a private and peaceful setting. The garden includes a variety of fruit trees, while the substantial garage is large enough to accommodate a motorhome. A separate outbuilding provides excellent additional storage space.

This is a rare opportunity to acquire a traditional Normandy home with extensive grounds, just minutes from a thriving market town offering shops, supermarkets, schools, a hospital, bars and restaurants, an indoor swimming pool, library, local transport links and a popular weekly market every Thursday morning.

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

NOTES