

A very attractive stone house with gite potential, located close to the medieval village of Tinchebray

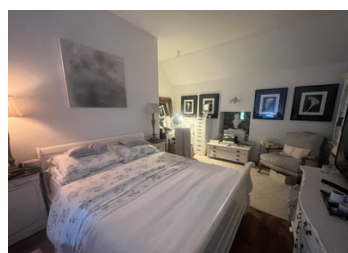
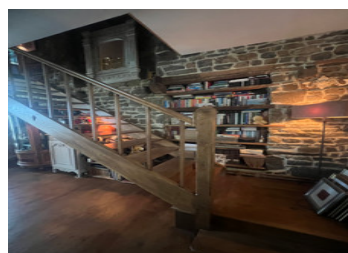


INFORMATION

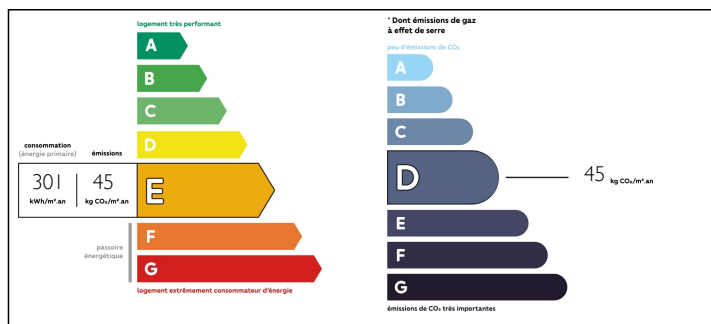
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|-------------|-------------------------------|
| Town: | Saint-Quentin-les-Chardonnets |
| Department: | Orne |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 125 m2 |
| Plot Size: | 1033 m2 |

IN BRIEF

UNDER OFFER. A beautiful property with lots of character and original features, nestled in a quiet hamlet location. Tastefully decorated, this 3 bedroom house would make a perfect holiday or family home with lots of potential with an annexed stone building as well as a wood chalet on the property. Located close to the village of Tinchebray with supermarkets, cafés and bakeries. The port of Caen is approximately an hour away.



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 foncière: 700 EUR

NOTES

DESCRIPTION

The front door leads into the kitchen with exposed beams, tiled floor and underfloor heating, there is a granite chimney where there is a rayburn style stove. Off from the kitchen is a bathroom with a shower, washbasin and W.C. To the right of the kitchen there is a small utility area suitable for storage and washing machine.

The inviting sitting room has an impressive granite fireplace and wood burning stove, there is a door to the gardens at the rear of the property and stairs to the first floor.

Upstairs there is a landing and 3 bedrooms, an office or walk in wardrobe and an upstairs W.C.

Attached to the main house is a stone building which could potentially be an extension to the house or a gite/guest house.

There is a wood chalet in the garden which is ideal for extra storage or a hobby/games room.

The property has doubled glazed windows throughout and is heated by the wood fire in the sitting room with electric radiators in the bedrooms. An extremely warm and inviting home in very good condition ready to move into.

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