

Secluded three bedroom house with gite all ready to move in and enjoy

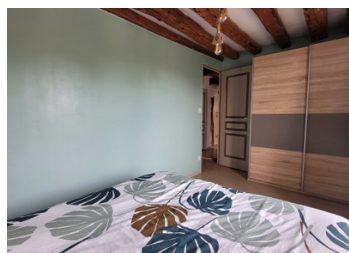
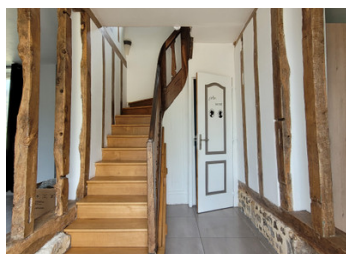


## INFORMATION

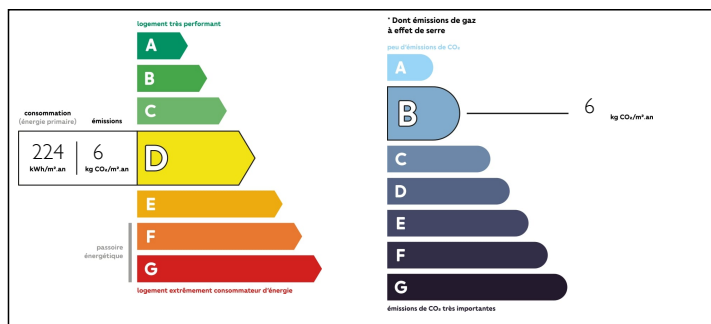
Town:	La Ferté-en-Ouche
Department:	Orne
Bed:	3
Bath:	1
Floor:	220 m2
Plot Size:	2420 m2

## IN BRIEF

A large three bedroom family home ready to move into with all the renovation work already done. There is a garage with workshop, a kids wooden cabin the the backyard, a carport, woodstore. With the hidden gem being the renovated and separate holiday let/granny flat ready to use. The house plot is on 2400m2. With three types of heating to choose from in the house - pellet burner, woodburner, and electric radiators.



## 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

Passing through the front door you arrive in an entrance area (5m<sup>2</sup>) that has the stairwell to the first floor, and a toilet in the underspace of the stairwell. To the left of the entrance you have a salon (18m<sup>2</sup>) with a pellet burner installed. To the right of the entrance you pass the kitchen (16m<sup>2</sup>) equipped with cupboards ready to install your whitegoods. There is open fireplace (2-sided) which also has access to the large open plan dining room/reception room (44m<sup>2</sup>). The open plan also has access to both back and front terraces. The entire first floor is tiled throughout.

Climbing the stairs and arriving at the landing (6m<sup>2</sup>) you have access to the three bedrooms (9m<sup>2</sup>, 9m<sup>2</sup>, 10m<sup>2</sup>) with wooden flooring throughout. There is a tiled bathroom (7m<sup>2</sup>) with shower and handbasin, and a separate toilet. There are stairs to ascend to the attic which is currently used for insulation purposes, but has potential to be renovated and turned into further space/bedrooms.

The ready to holiday let accommodation to the side of the house has open plan living/dining room (22m<sup>2</sup>) with pellet burner that has pump to push the heated air throughout the gite. You then enter the kitchen (14m<sup>2</sup>) that is equipped and a gas cooktop. Off the kitchen there is the bathroom (6m<sup>2</sup>) with toilet, jacuzzi, and handbasin, and another storage space room (7m<sup>2</sup>). All fully tile throughout the first floor. ...

## LOCAL TAXES

Taxe foncière: 456 EUR

## NOTES