

Beautiful house in a calm hamlet, yet still close to all shops/schools/ and amenties to enjoy the French life

EXCLUSIVE



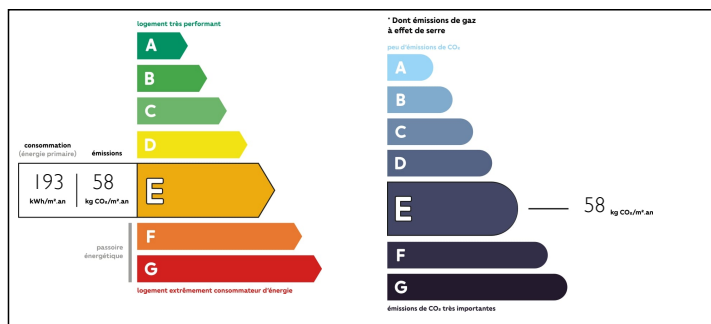
INFORMATION

Town:	Flers
Department:	Orne
Bed:	4
Bath:	2
Floor:	141 m2
Plot Size:	1773 m2

IN BRIEF

This is a charming 70's built 4 bedroom pavilion style French house in a quiet and secluded hamlet. Close to transport links, and the choice of visiting the charming village of Messei for local shops, or you can go into Flers for hypermarkets and full shopping and services. With full bathroom on both levels. On the first floor there is also 43m2 of attic storage space that you could convert into additional living quarters. On the outside of the house there is a pond with goldfish, a covered entertaining BBQ area, terrace to the rear of the house with direct access for the southern facing sun, greenhouse, vegetable garden, and a 3 car garage. This house has everything you need to enjoy the French lifestyle whether for holidays or a permanent move. Do not miss out on this gem.

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.



DESCRIPTION

Entering through the main front door (as there is a second front door further to the right of the house), you have a small cloakroom for jackets/shoes/etc. You then go down the hallway as straight on is the living room (21m²) with open fireplace, tiled and direct access to the terrace outside. If we turn left before entering the living room, you will arrive in the equipped kitchen (13m²), laminate wood effect flooring. Next to the kitchen you enter the dining room (12m²), and off the dining room is the utility/laundry space (8m²) which also houses the oil fueled boiler fully reconditioned. The fuel tank rests in the garage of 1500L and currently uses between 500/600 litres for heating through winter.

Following the hallway right from the living room entrance, takes us to the rest of the house, where there is a bathroom on the right (5m²), fully tiled with WC, washbasin, and shower cubical. There is also an installed extraction fan. Next to this is the first bedroom (12m²), currently used as an office space. Across the hall is the master bedroom (10m²) that also has a dressing room (10m²). At the end of the hallway is the stairwell landing area (9m²) that also has a front door access.

Arriving on the first floor there is the third bedroom (9m²) carpeted and with a skylight. Across from this bedroom is the access to the attic space...

NOTES