

Beautifully converted barn, with generous proportions of space, 4 bedrooms, pool, polytunnel and more



INFORMATION

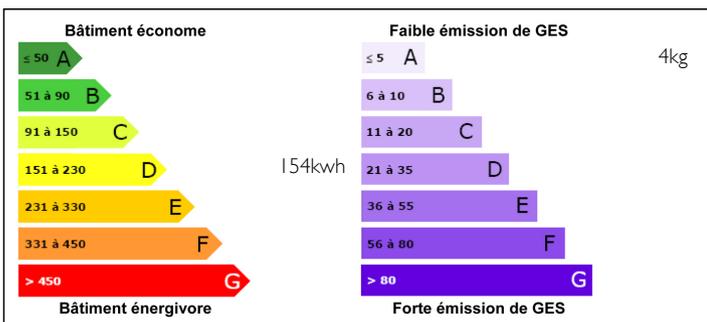
Town:	Montchevrel
Department:	Orne
Bed:	4
Bath:	1
Floor:	235 m2
Plot Size:	4236 m2



IN BRIEF

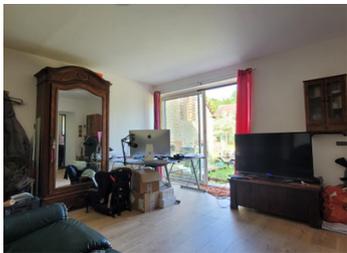
A fully converted barn, with generous space inside and huge space outside means this is a holiday home or family home ready to move into. With 1 bedroom downstairs and three huge bedrooms upstairs, two reception rooms, separate laundry room, separate dining and kitchen area. There is more than enough room to enjoy the best that the French Normandy countryside has to offer. With a generous sized garden of 4236m2, it comes with an above ground pool, and a polytunnel already in place with a cider apple orchard bordering the property. This is a peaceful quiet place in a little village, and is a hidden gem. There is also an outbuilding that could continue to be used as storage/cellar space or turned into a little gite/granny flat.

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

Each room on the ground floor has its own access direct to the garden outside. On the ground floor is a dining room (35m²), to the left you have the large cathedral ceiling living room (29m²) that shows of the beautiful carpentry (height to ceiling is 5/6 metres), There is a wood pellet burner installed in the living room to warm the space. Coming off the living room is a bedroom (11m²) that could be used as an office, and also has a staircase to access the mezzanine space (7m²) that looks down into the living room. To the right of the dining room we have access to the fully equipped kitchen (18m²), next there is a bathroom (10m²) with double basins, and bathtub with shower attachments. Next to the bathroom is a separate toilet. Next to the toilet further down the corridor is a second reception/living room (12m²) that has a small storage space under the stairs, and stairs to access the first floor with the bedrooms. Next to the staircase before ascending is a small laundry space (3m²) that also holds the electricity fuse box.

On the first floor is a long corridor that provides access to the three large double bedrooms (22m², 27m² & 25m²) In the first bedroom there is also a dressing space (4m²) with plumbing and electricity in place to install an ensuite bathroom. At the top of the...

LOCAL TAXES

Taxe foncière: 512 EUR

NOTES