

Great price for this deceptively spacious four bed village property. Tons of character and with income potential from the adjoining one bedroom gite. Lovely garden and terrace...



INFORMATION

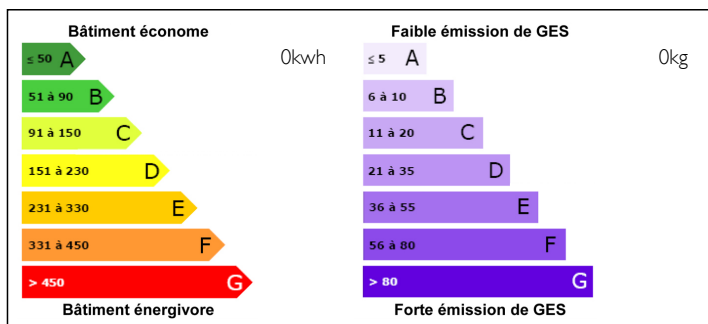
Town:	ST SAUVEUR DE CARROUGES
Department:	Orne
Bed:	4
Bath:	3
Floor:	0 m2
Plot Size:	1618 m2



IN BRIEF

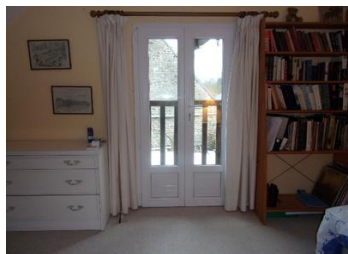
Super village house with many original features, full of character with so much room and the possibility to develop further. Four good size bedrooms, library area, study and large attic space offering flexible accommodation. With the added bonus of a lovely one bedroom house/gite adjoining for visitors or as a rental opportunity. Situated a short drive from the lovely town of Carrouges with its wonderful chateau and approximately one and a half hours from the ferry at Caen.

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

The house is situated in a small village and comprises,

Impressive entrance hall with exposed stone walls, tiled floor and staircase.

Large sitting room with central wood burner, beams, tiled floor and doors to the terrace and rear garden.

Dining room with open fireplace and door to front terrace, door to fitted kitchen off of which is a utility area and shower room with shower, basin and wc.

On the first floor a landing leads to three large bedrooms, one of which would easily split into two and there is an interesting study/library area.

A staircase leads to the second floor where you will find the fourth bedroom with ensuite bathroom and a room currently used as a study off of which is a large attic space which could be developed into further accommodation if required.

Adjoining the house is a large garage, currently used as a utility room and wine cellar.

A small dwelling attached to the other side of the garage is currently used as a rental property, it has independent electricity and water supplies and comprises a large open plan living/dining and kitchen area, the kitchen is fully fitted and there is a feature fireplace with log burner. On the first floor there is a double bedroom with French doors to a small balcony overlooking one of the terraces and a bathroom.

Outside there is a parking area, terrace and bbq area for the gite, wood shed and shed containing the fuel tank.

The main garden has a large terrace...

LOCAL TAXES

Taxe foncière: **428 EUR**

NOTES