

Amazing opportunity to own two houses, lake and barns set in 1.5 ha - Gite potential.



INFORMATION

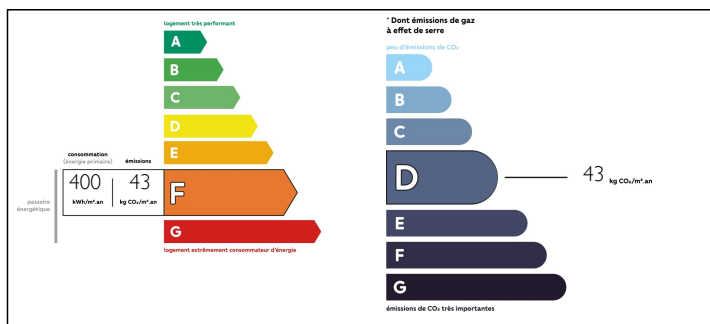
Town:	Gandelain
Department:	Orne
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	15322 m2

IN BRIEF

Huge potential to acquire a country home with a second house ideal for a gite or guest accommodation. Beautiful rolling landscaped garden leading to a lake of approx just over an acre. Plenty of barns for storage and all conveniently situated just 15 minutes from the historic town of Alençon.

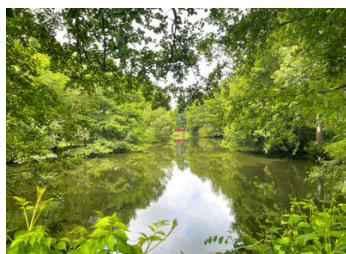


ENERGY - DPE



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: **733 EUR**

NOTES

DESCRIPTION

The property is approached through double gates which leads to a driveway with plenty of parking. As soon as you arrive you can take in the views of the garden and open country views beyond.

The main house has two bedrooms and benefits from gas central heating. There is ample room to extend in the attic to create additional rooms if required.

The second house also has two bedrooms and a large living space. There is just the kitchen left to install. This would make a great gite, easily accessible with good transport links.

MAIN HOUSE

Hall - 4.4 x 1.4

Lounge/Dining Room – 5 x 5.7

Kitchen – 3.4 x 3

Shower Room with separate toilet

Bedroom 1 – 2.6 x 3.4

Bedroom 2 – 4.4 x 3

Laundry Room – 3 x 3

Attic

HOUSE/ANNEX

Main Living Room 7 x 6.5

Bedroom 1 – 3 x 4.5

Bedroom 2 – 3.1 x 3.6

Shower Room with separate toilet

Attic

BARN

Attached to the second house is a large barn featuring an original fireplace, two rooms, another large room with double height sliding doors and storage above. Tractor store

There is a truly beautiful landscaped garden laid mostly to lawn with plenty of mature shrubs, trees, vegetable plot and orchard. There is a summer house with covered decking area in which to take in the views of the lake which is just over an acre in...