LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A38027CRB61 Price: 278 200 EUR

agency fees included: 7 % TTC to be paid by the buyer (260 000 EUR without fees)

Spacious Stone Family Home with Guest Annexe, Barn and Land – Ideal for Horses















INFORMATION

Town:	La Ferté Macé
Department:	Orne
Bed:	5
Bath:	4
Floor:	250 m2
Plot Size:	5000 m2

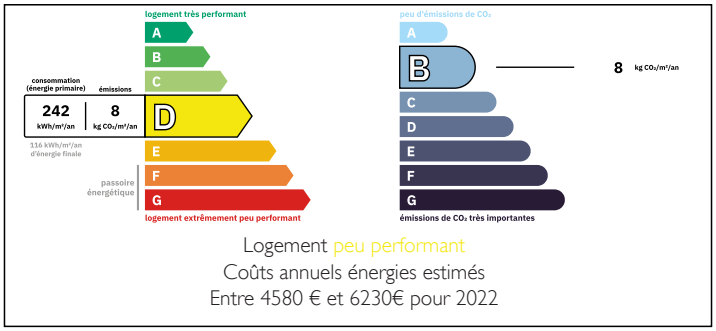
IN BRIEF

This spacious granite stone property offers versatile accommodation, ideal as a substantial family home, multigenerational residence or a home with income potential. Full of character, it features an impressive cathedral ceiling, a magnificent stone fireplace, five bedrooms, three bathrooms and a shower room.

Set within approximately 5,000 m² (0.5 hectares) of land, the property also benefits from a large terrace, a 30 m² garage with electric door, and two horse boxes, making it an attractive option for equestrian enthusiasts.

The 64 m² self-contained annexe offers excellent potential for guest accommodation, a gîte or holiday rental. It comprises a spacious open-plan living room with fitted kitchen, one bedroom, a shower room with WC, its own terrace and direct access to the rear garden.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4580 € et 6230€ pour 2022

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.

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NOTES

DESCRIPTION

The main house opens into a beautifully appointed modern kitchen, offering generous storage, a wood and pellet-burning stove, and direct access to both the rear garden and the garage.

The heart of the home is the impressive living room, where the striking cathedral ceiling with exposed beams and magnificent open fireplace create a wonderful sense of space and character. It is an ideal setting for relaxing or entertaining family and friends.

The ground floor also offers a comfortable bedroom with fitted storage, a contemporary shower room with double washbasins, and a separate WC.

A mezzanine overlooks the living room, creating a versatile additional sitting area, library or playroom. The first floor also provides four further bedrooms, three bathrooms, three separate WCs, an open dressing area and a home office, making this an ideal property for a large family or those wishing to accommodate guests.

The adjoining 64 m² self-contained annexe offers excellent potential for guest accommodation, a gîte or holiday rental (subject to any necessary permissions). It comprises a fitted kitchen opening onto a spacious living area, with direct access to both the front and rear gardens, together with a bedroom and shower room with WC.

Outside, the property benefits from a recently installed electric entrance gate, a 30 m² garage with electric door, sink and excellent storage space, together with approximately 5,000 m² of land including two horse boxes, making it particularly attractive to equestrian enthusiasts.

Whether you are looking for a spacious family home, a property suitable for...