LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A40311DIB61 Price: 110 000 EUR

agency fees to be paid by the seller

Charming 3 bedroom Normandy house with Land, Barn & Open Field Views Near Alençon







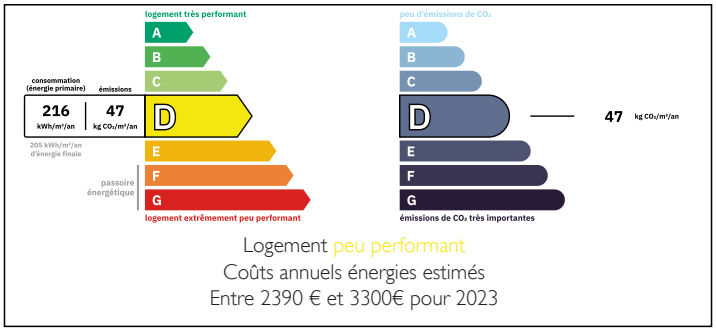








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2390 € et 3300€ pour 2023

INFORMATION

Town:	La Roche-Mabile
Department:	Orne
Bed:	3
Bath:	2
Floor:	108 m2
Plot Size:	2680 m2

IN BRIEF

SPACIOUS HOLIDAY RETREAT FOR ALL THE FAMILY.

This charming 4-room country house for sale near Alençon offers you the best of both worlds – countryside tranquillity with stunning views over the Butte de Chaumont hill and only 14 km from Alençon.
Ideal as a family home, holiday retreat, or rental investment.

The ground floor features a bright living/dining room with fireplace and wood-burning stove, a fitted kitchen with breakfast bar, shower room, WC, and utility/boiler room with street access. Upstairs are three bedrooms, including one opening onto the garden, plus a bathroom and separate WC. A large attic provides conversion potential. All set in a garden of approx. 400 m².
Opposite the house lies a second plot with garage,

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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.

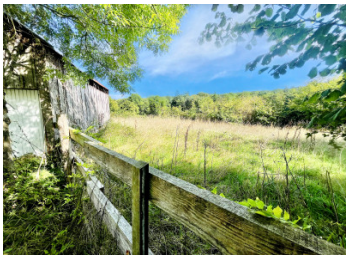
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LOCAL TAXES

Taxe foncière:	**3040 EUR**

NOTES

DESCRIPTION

THE HOUSE

Ground floor

The welcoming living and dining room of approximately 30 m² is filled with natural light and features tiled floors, a fireplace with wood-burning stove, and a built-in bar, making it perfect for entertaining. The fitted kitchen (approx. 20 m²) includes an oven, dishwasher, gas hob, and breakfast bar. A practical shower room, separate WC, and boiler/utility room complete the ground floor. The boiler room houses the oil-fired heating system with a full tank and has direct street access.

First Floor

There are three bedrooms, including a bright 13 m² bedroom with French doors opening onto the garden and countryside beyond, a 10 m² guest or child's bedroom, and a third room suitable as a bedroom, office, or dressing room. A bathroom with bath and washbasin and a separate WC complete this level.

Attic

The large attic offers excellent conversion potential for an additional bedroom, studio, or hobby space. The slate roof was replaced approximately 15 years ago.

OUTBUILDINGS & LAND

The house is set in a garden of approximately 400 m², ideal for outdoor dining while enjoying open rural views. Across a quiet local road is a second parcel of around 2,200 m² featuring a 33 m² garage, a 62 m² barn with two stalls and corrugated roof, and a wood store. This land offers open field views, mature trees, and ample space for gardening, leisure use, or small livestock.

LOCATION & LIFESTYLE

The property enjoys a privileged position close to nature, with uninterrupted views over fields and forest. A...