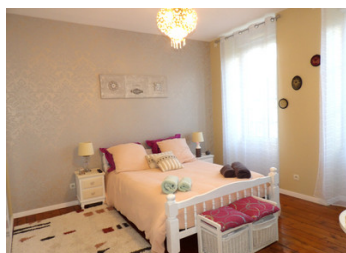
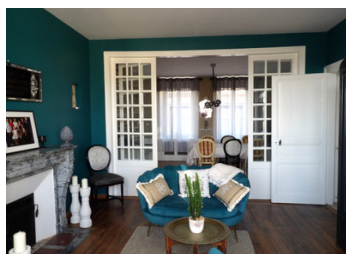


Charming, spacious family property with pool, terrace, garden, 2 garages airB&B rooms, independant gite



INFORMATION

Town:	La Ferté Macé
Department:	Orne
Bed:	6
Bath:	4
Floor:	230 m2
Plot Size:	1408 m2



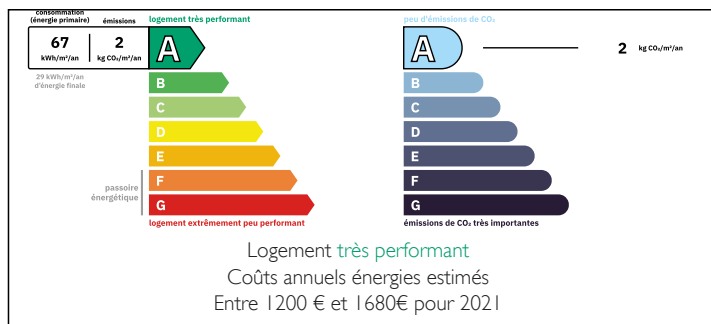
IN BRIEF

Located in the heart of the historic/market town, this charming property with pool and garden has the convenience of being within walking distance of all amenities, schools, restaurants, bars, hospital.

Close to spa town Bagnoles de l'Orne, Casino, Golf Club, Horseriding Club, forest and lake, ideal for lovers of countryside walks, cycling (near "velo bocage" cycle route) and outdoor activities.

This property makes a perfect permanent residence, holiday home, or a rental investment

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

A unique town property offering spacious and flexible accommodation, beautiful outdoor living space with a natural swimming pool, and excellent access to the surrounding countryside, the ferry ports, Caen and Paris by rail.

GROUND FLOOR

Two separate entrance doors.

Spacious entrance hall.

Fully fitted kitchen with direct access to the wooden decked terrace.

Large living room and dining room.

Second sitting room featuring an original marble fireplace and attractive bay window.

Home office/study.

Ground floor bedroom with adjoining shower room. Separate WC.

Original oak staircase leading to the upper floors.

NOTES

FIRST FLOOR

Two interconnecting bedrooms, ideal for guest accommodation or an Airbnb.

Spacious principal bedroom with en-suite shower room and large dressing room.

Family bathroom with bath, separate shower and double washbasin.

Separate WC.

Open landing area, perfect as a home office or reading corner.

SECOND FLOOR

Two bedrooms, shower room and separate toilet.

The property has a central vacuum system on all floors with collection bag in the basement.

OUTSIDE:

Barn with excellent potential to create a gîte (finishing works required).

Two garages.

Private parking in front of the barn with its own independent access.

Gardens extending to approximately 1,408 m².

Wooden decked terrace.