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Oasis of tranquility

Offered fully furnished as a going concern

Low outgoings

Established level garden

Rural but accessible

DPE – underway



St Andre de Briouze, Orne
Ref 10096

€170,000

A pretty, mid-nineteenth century, fully modernised detached house standing in a walled and established garden of around half an acre. Currently arranged as two sitting rooms (one with wood burner), separate dining room, kitchen, boiler room, large conservatory and ground-floor toilet; upstairs 3 (but could be 4) bedrooms and two bathrooms (one en-suite). Shutters, internal shutters and double glazing. Oil fired central heating, satellite dish, telephone/internet, and fully furnished (within the offer price). Garden is set out formally with multiple roses, fruit trees; it has a (currently unconnected) water pump above a proper well, and a pergola. Unrestored stone barn stands in the courtyard, but currently provides space for storing wood and a separate lockable room for garden tools. The house stands within a rural hamlet on the edge of Suisse Normande, bordering on Calvados, around 4km from the thriving village of Briouze – under 1 hour drive from the Channel port of Ouistreham (Caen), and just under 4 hours motorway drive from the Channel Tunnel. To the north and north east the Normandy and Brittany coasts are under two hours' drive; to the south is Le Mans less than one hour by car.

GROUND FLOOR

Floor covering is tiles throughout except in the kitchen where they are ceramic tiles. All rooms except the kitchen have carpets covering most of the area. Rooms are listed left to right as viewed from the front of the house.

Boiler Room

With adjacent ground floor toilet. External access fuel tank room

Sitting Room/Study 27 sq m

Windows to front; glazed garden access door to rear. Furnished with three-piece suite, TV and stand, coffee table, table/desk, lamps/standard lamp.

Dining room 18 sq m

Access doors to study, hall and through French windows to conservatory at rear. Windows to the front. Furnished with sideboard, table and four chairs, standard lamp. Overhead chandelier-type light is on dimmer.

Hall 4.7 sq m

Leading off front door. Original wooden staircase leads off. Under stairs cupboard

Living room/Sitting room 21 sq m

Access doors to hall, kitchen and through French windows to the conservatory at the rear. Windows to front. Furnished with three-piece suite, sideboard, lamps, standard lamp.

Kitchen 10 sq m

Fitted with electric oven and hob, fridge, freezer, dishwasher and (elderly but working) washing machine. Windows to the front, and to the rear looking on to the pergola.

Conservatory 16 sq m

Situated behind the house with French window access to the dining room, living room and to the garden. Glazed with slate roof to match the main roof. Furnished with sofa, chairs and also used as a place to store some garden furniture. Lamp and standard lamp. Central heating is extended to work in the conservatory.

FIRST FLOOR

General. All bedrooms are fitted with a low-voltage air circulation system which remains on and circulates the air between the rooms. Rooms are listed from left to right as viewed from the front of the house.

Landing

Runs from the left end bedroom along the rear of the house to the stairs. Has window access to the rear and a shallow cupboard set into the wall suitable for some bedding storage.

Large guest bedroom 21 sq m

With en-suite bathroom 3 sq m (bath, overhead shower, wash basin, toilet). Windows to front and rear. Currently equipped with two single beds, modern dressing table, bedside tables and lamps, armchair.

ABOUT THE AREA

The property faces on to the rural D21 road and is therefore accessible to the main village of Briouze some 4 km distant. In the opposite direction at a distance of around 10km is the Lac de Rabodange, the largest lake in Normandy which is a pleasant place to visit for lunch or supper in the spring and summer. The rural nature of the area, and low population concentration means that the house is untroubled by the D21, very much a country road; and the 10-minute drive to the Lac is one in which you rarely encounter any other traffic at all - other than the odd tractor. There is a genuine sense of tranquility about the place and area without any sense of isolation.

Single bedroom 9 sq m

Windows to front. Furnished with single bed, small dressing table, chair, and two small lamps. There is a small built in wall cupboard

Main bathroom 5 sq m

Window access to the front. Bath with overhead shower, wash basin and toilet.

Master bedroom 20 sq m

Window access to the front and rear. Currently furnished with a double bed, a single bed, a small dressing table, bedside table, armchair and lamps.

MAIN ATTIC AREA

The assumption is that the house was once a coaching stop – (hence the name 'The Couriers') and that the second floor, a slightly shallow attic with dormer windows, was once used as a sleeping area. The main staircase extends through a doorway on the landing to this area. It has not been used as such by the present owners or his predecessors. It is a place which holds insulation materials but is otherwise unused. An enterprising owner might seek to make some use of it but the present owner believes that options could be limited because it is comparatively shallow with limited headroom.

OUTBUILDINGS

To the left the main feature is a period stone barn which has not been restored. The present owner has used it as a wood store, and the room at one end of the barn as a tool shed. He had once thought of converting it into two separate one-bedroom gites – one at each end whilst retaining a car port area in the centre and room for tools. He never found the time to do it but it does have potential for this type of project, subject to planning permission being obtained, and renovation costs in France drawing on freely available local craftsmen could be much cheaper than a similar project in the UK. Two such gites could conceivably provide a modest source of income trading on the continuing stream of visitors to the Normandy battlefields.

GARDENS AND GROUNDS

The garden comprises a large courtyard with adjacent green area to the front of the house accessed through double white wooden gates. The rear garden with access to the left of the house through the wall, has been set out formally with gravel paths and multiple rose beds. In the centre is an old pump which sits above a live well but is not connected. The garden is walled dating to the period of the house, and lined with fruit trees and shrubs.

Immediately behind the kitchen and close to the conservatory is a large wooden pergola measuring around 4 x 2 m which the owner had built as a frame for training roses. It sits on a decking area and is a pleasant place to eat in the summer – although in Lower Normandy the summer can be quite hot and the rear garden is a good suntrap.



To enquire about this property please contact info@frenchpropertiesdirect.com

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These details do not form part of any contract and all measurements are approximate.