



## Large Detached Country House with Character and Open View



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 243,000

#### Location

Pays:	France
Indicatif régional:	61350
Soumis:	17/02/2025

#### Description:

Restored house of 200 m<sup>2</sup>, with a large living room of more than 50m<sup>2</sup>, including a living room with fireplace, an open fitted and equipped kitchen, as well as a large very bright conservatory.

- Ground floor: A corridor serves a master suite with a bedroom of 11m<sup>2</sup> and its dressing room, bathroom, Italian shower, double sink unit and towel dryer, toilet. A back kitchen and a boiler room.

- Upstairs: a long corridor serves: 3 bedrooms of 10 and 14 m<sup>2</sup>, a shower room, toilet, as well as an office overlooking the conservatory.

Several outbuildings (workshop, garage, etc.)

A tarred courtyard and a plot of land of approximately 5,000 m<sup>2</sup>.

Living area (m <sup>2</sup> ):	200 m <sup>2</sup>
Land area:	5,000 m <sup>2</sup>
Number of bedrooms:	4
Number of rooms:	6
Number of levels:	2



View: Countryside  
Number of bathrooms: 1  
Number of shower rooms: 1  
Kitchen: open plan  
Kitchen type: Equipped  
Heating method: Granules  
Heating type: Underfloor  
Heating format: Central  
Number of garages: 1  
Exposure: South.

The department of Orne, in Lower Normandy is bordered by the other two departments in the region, Manche and Calvados . It is located in the south of the region bordering with Mayenne, Sarthe, Eure et Loir and Eure. It is the only Normandy department without a coastline.

Orne's history was built through war, destruction and chaos but also through prosperity so don't worry it is a calm and peaceful place to live and visit now! It has rolling countryside, open meadows and boasts some of the best weekly markets in France.

Nowadays you can still see vestiges from all the troubled periods, as well as modern architecture that followed WWII. Nice property in the area is easy to find and reasonably priced.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Commun



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Chambres: 4  
Salle de bains: 2  
Dimensions du lot: 5000 m<sup>2</sup>

### **Utility details**

Heating: Oui

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.655.286

